

# ROCKVILLE HISTORIC DISTRICT APPLICATION FOR CERTIFICATE OF APPROVAL

This application must be typewritten or printed and submitted to the Department of Community Planning and Development Services by the last Tuesday of the month prior to the scheduled HDC meeting. All items must be completed and the required documents must accompany this application to be scheduled for public hearing.

Jerusalem-Mt. Pleasant United Methodist  
Applicant, Owner, Authorized Agent

21 Wood Lane, Rockville, Md 20850  
Address

301-424-0464  
Telephone Number

Same  
Owner of Record (if not applicant)

17 Wood Lane, Rockville, Md 20850  
Address

Rockville, Md  
Telephone Number  
301-762-2363 (Dorothy Prather)

LOCATION OF PROPERTY: Address: 17 Wood Lane

Legal Description: \_\_\_\_\_

## SCOPE OF WORK : CHECK

- |                                      |   |
|--------------------------------------|---|
| <input type="checkbox"/> FENCE       | <input type="checkbox"/> WINDOWS/DOORS            |
| <input type="checkbox"/> SIDING/TRIM | <input type="checkbox"/> ADDITION                 |
| <input type="checkbox"/> SIGNAGE     | <input type="checkbox"/> ROOFING                  |
| <input type="checkbox"/> PARKING LOT | <input type="checkbox"/> ACCESSORY BLDG.          |
| <input type="checkbox"/> LANDSCAPING | <input checked="" type="checkbox"/> MISCELLANEOUS |

☐ MATURE TREE REMOVAL (an application must be filed for all mature tree removals in the historic district)

- ☐ EXACT DUPLICATE OF EXISTING design and DEVELOPMENT SERVICES
- ☐ ORDINARY MAINTENANCE - repaint, repair, no change in design or materials

DESCRIPTION OF PROPOSED WORK: Demolition of existing building

ACCEPTANCE OF APPLICATION: The materials listed on the reverse are required to constitute a complete application. Applications will be formally accepted for processing only after staff has reviewed them for completeness. Incomplete applications will not be considered as accepted. Applicants will be contacted if additional information is needed.

FILING DATE OF APPLICATION: The complete application must be filed no later than the last Tuesday of the month prior to the regularly scheduled meeting of the Historic District Commission. The Historic District Commission meets the third Tuesday of every month at 7 PM in the Council Chambers at City Hall. Agendas are posted on Friday prior to the meeting and on the Rockville Web site. Copies of the agenda and staff report will be sent to all applicants prior to the meeting. Applicants are urged to attend.

I have read, understand, and agree to the instructions and requirements presented on both sides of this form.

Dorothy Prather  
APPLICANTS SIGNATURE

1 4 00  
DATE

(Over)

DO NOT WRITE IN THIS SPACE

Application No. \_\_\_\_\_  
Filing Date: 1-4-2000  
Decision: \_\_\_\_\_  
Decision Date: \_\_\_\_\_  
45-Day Review Date: Feb. 18, 2000

PLEASE CHECK WHERE APPLICABLE:

- ☐ Applied for a Sign Permit  
☐ Applied for a Building Permit

ADDITIONAL REVIEW / COMMENT:

- ☐ Inspection Services  
☐ Parks and Recreation  
☐ City Forester  
☐ Public Works

RECEIVED  
JAN 4 2000

The City of Rockville Historic District Commission wishes to inform you of public hearings and courtesy reviews to be held February 15, 2000 at 7 PM, Council Chambers, City Hall. Your input and comments are appreciated. Telephone 301-309-3207 to comment, or fax your comments to 301-309-0523.

APPLICATION FOR CERTIFICATE OF APPROVAL: HDC00-0154 - Jerusalem/ Mount Pleasant United Methodist Church for property at 17 Wood Lane. Proposed: Demolition of Parsonage

EVALUATION OF GEORGE WASHINGTON CARVER HIGH SCHOOL & JUNIOR COLLEGE FOR HISTORICAL, ARCHITECTURAL, OR CULTURAL SIGNIFICANCE: Public comment and testimony is invited. The HDC will close the evaluation record on March 1, 2000. A staff report will be prepared to summarize community comments and concerns and make a staff recommendation.

COURTESY REVIEW: Review of proposed new garage and garage siting at 216 West Montgomery Avenue

Additional information may be obtained at the Department of Community Planning and Development Services at City Hall, Monday through Friday from 8:30 a.m. to 5 p.m. Agendas, minutes and staff reports are also available at <http://www.ci.rockville.md.us> under "Boards and Commissions, HDC".

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City of Rockville  
111 Maryland Avenue  
Rockville, Maryland  
20850-2364  
www.ci.rockville.md.us

Community Planning and  
Development Services  
(301) 309-3200  
TDD (301) 309-3187  
FAX (301) 762-7153

Inspection Services  
(301) 309-3250

Planning Division  
(301) 309-3200

Landlord Tenant  
(301) 309-3200

March 6, 2000

Dear Owner/Occupant:

Re: Historic District Application for Certificate of Approval  
HDC00-0154, 17 Wood Lane

The City of Rockville's Department of Community Planning and Development Services wishes to notify you of the above referenced application which was filed for demolition of the parsonage at Jerusalem/Mount Pleasant United Methodist Church at 17 Wood Lane.

The Historic District Commission will review the application at its March 21, 2000 meeting. That meeting will take place at 7:00 p.m. in the Council Chambers at City Hall, 111 Maryland Avenue.

Please contact the Preservation Planning Office at 301-309-3207 if you wish to obtain additional information regarding Historic District Application HDC00-0154.

Sincerely,

Judith A. Christensen  
Cynthia N. Kebba  
Preservation Planners

C:\Files\Notifications\notify 17 Wood.doc

MAYOR  
Rose G. Krasnow

COUNCIL  
Robert E. Dorsey  
Glennon J. Harrison  
Anne M. Robbins  
Robert J. Wright

CITY MANAGER  
W. Mark Pentz

CITY CLERK  
Claire F. Funkhouser

CITY ATTORNEY  
Paul T. Glasgow

The City of Rockville Historic District Commission will meet on April 18, 2000 at 7 p.m. at City Hall, 111 Maryland Avenue. Your input and comments are appreciated. Telephone comments to 301-309-3207, or fax to 301-309-0523.

Montgomery County property tax credit applications for 11 Laird Street, 16 Wall Street, 307 W. Montgomery Avenue, and 307 Great Falls Road will be reviewed. All applications for Montgomery County property tax credits should be submitted to the HDC staff by April 30, 2000.

The hearing on HDC00-0154, demolition of 17 Wood Lane, has been continued to May 16, 2000 at the request of the applicant. The HDC will also begin evaluation of the former Park Elementary School for significance to the City in May.

Tax credit applications, agendas and HDC information may be obtained at the Department of Community Planning and Development Services at City Hall, Monday through Friday from 8:30 a.m. to 5 p.m. This information is also available at <http://www.ci.rockville.md.us> under "Boards and Commissions, HDC", or call 301-309-3207.

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ANY INDIVIDUALS WITH DISABILITIES WHO WOULD LIKE TO RECEIVE THE INFORMATION IN THIS PUBLICATION IN ANOTHER FORM MAY CONTACT THE ADA COORDINATOR AT (301) 309-3300; TDD (301) 309-3187.

Meeting No. 3-2000

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION**

**Craig Moloney, Chair**  
**Bruce Noble      Anita Neal Powell**  
**Elizabeth Rodgers      Andrea Hartranft**

**Staff: Judith A. Christensen, Preservation Planner**  
**Cynthia Kebba, Planner II**

**AGENDA**

**Tuesday, March 21, 2000**  
**Rockville City Hall**  
**7:00 p.m.**

*Historic District Commission agendas and staff reports on line: <http://www.ci.rockville.md.us>*

**I. APPROVAL OF MINUTES**

- January 19, 2000 (Meeting No. 1-2000)
- February 15, 2000 (Meeting No. 2-2000)

**II. APPLICATIONS FOR CERTIFICATE OF APPROVAL**

1.     HDC00-0154 -     Applicant: Jerusalem/ Mount Pleasant United Methodist Church  
                                 For property at 17 Wood Lane  
                                 Request: Demolition of Parsonage structure  
                                 Action: Approve or Deny
2.     HDC00-0155 -     Applicant: Ali Honarkar, diVISION ONE INC.  
                                 For: Honarkar/Begines Residence  
                                 216 West Montgomery Avenue  
                                 Request: Construction of two-car garage and changes to front  
                                 elevation  
                                 Action: Approve or Deny

**III. EVALUATION OF GEORGE WASHINGTON CARVER HIGH SCHOOL AND JUNIOR COLLEGE FOR HISTORICAL, ARCHITECTURAL, OR CULTURAL SIGNIFICANCE**

Continuation: The record closed on March 1, 2000. The HDC may elect to reopen the record to receive further testimony. Following deliberations and findings, the HDC will make a determination on the significance of the site, which will be forwarded to the Mayor and Council.

(OVER)

**IV. COMMITTEE/ ORGANIZATION REPORTS**

- A. Lincoln Park Historical Society - Anita Neal-Powell
- B. Peerless Rockville - Peerless Rockville Staff

**V. DISCUSSION / UPDATES**

**VI. ADJOURN**

Maryland law and the Historic District Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of certain matters take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communication will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.

**HDC MEETING DATES**

March 21, 2000  
April 18, 2000  
May 16, 2000  
June 20, 2000  
July 18, 2000  
August 15, 2000 (if needed)  
September 19, 2000  
October 17, 2000  
November 21, 2000  
December 19, 2000 (if needed)  
January 16, 2001

**APPLICATION DUE DATE**

February 29, 2000  
March 28, 2000  
April 25, 2000  
May 30, 2000  
June 27, 2000  
July 25, 2000  
August 29, 2000  
September 26, 2000  
October 31, 2000  
November 28, 2000  
December 26, 2000

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT  
March 17, 2000**

**SUBJECT:**

HDC 00-0154      17 Wood Lane

**Applicant:**      Jerusalem/ Mt. Pleasant  
United Methodist Church  
21 Wood Lane  
Rockville, Maryland 20850

**Property Owner:**      Jerusalem/ Mt. Pleasant  
United Methodist Church  
21 Wood Lane  
Rockville, Maryland 20850

**Date Filed:**      January 4, 2000



**TYPE OF PROPERTY:** Contributing resource to the W. Montgomery Ave. Historic District  
(Note: This address was erroneously listed with National Register sites outside the historic district in the 1993 Master Plan.) The property is within the Historic District and on the National Register.

**REVIEWS OF THIS PROJECT**

The public hearing for HDC00-0154 was originally scheduled for February 15, 2000. It was deferred at the request of the applicant to March 21, 2000.

**PREVIOUS RELATED ACTION AT THIS ADDRESS:**

This house was constructed in 1912.

No previous related applications at this address were reviewed by the HDC.

**REQUEST:**

The applicant requests a certificate of approval to demolish the existing structure at 17 Wood Lane.

**HISTORY AND BACKGROUND:**

**From Maryland Historical Trust State Historic Sites Inventory Form: M: 26/10/40 by Anne Cissell**

In 1907, the Trustees of the Jerusalem M.E. Church on Wood Lane bought several pieces of land abutting the Church. <sup>1</sup> Most of the new purchases lay on the east side of the Church bordering

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<sup>1</sup> Montgomery County Land Records 194/258 (1907)



Wood Lane and Frederick Road, and most of it had belonged to two families since the early 19<sup>th</sup> Century. One of the families was descended from free black Samuel Martin, who was taxed for lot 32 in 1821. Nathan Martin owned parts of both lots 31 and 32 in the 1840 Tax Records: the 1850 Census described Nathan as "mulatto, blacksmith, age 39". In 1856 Nathan deed lot 31 in trust for the benefit of this five children.<sup>2</sup>

There may have been several small shops or businesses on lot 31, since there were two owners of the lot, both of whom were white. The Gray family had owned part of the lot since 1802; local architect/builder Edwin M. West and his sister owned the final segment.

The house erected in 1912 was a fine one by the standards of the time. The Board of Missions of the Presbyterian Church did a social and economic survey of the county in 1912. According to the study, although there were 40 churches from Negro Congregations in the County, only 18 of them had ministers and only six had a minister who tended only one church.<sup>3</sup> Jerusalem Church with its own minister and church-owned house was fortunate. The survey recognized the congregation by printing a picture of the Church and called it "one of the best colored Churches in the County". A small part of the new parsonage is visible in the pictures. It shows a frame building with an open front porch.<sup>4</sup> In 1954, the congregation made over \$13,000 worth of improvements to the church properties, including the addition of stucco to #17 Wood Lane.

Nine Clarke related the Cole family associations to the house in her book on African American Churches of Montgomery County, Maryland.

Methodist Minister Reverend James Cole with his wife Lila and their nine children were assigned to the upper Montgomery County circuit for 25 years before coming to Rockville in 1923. He was at Mount Zion Methodist Church when the old Methodist parsonage at North Washington Street and Wood Lane burned. He felled trees on his land near Mount Zion Church and had them cut into lumber to build the new parsonage at 17 Wood Lane. In 1923, Rev. Cole was assigned to the Rockville Circuit to served Jerusalem and Mt. Pleasant M.E Churches and thus was able to live in the house he helped provide to the community. Rev. Cole died of food poisoning on July 2, 1926 while living in the parsonage. His family later resided on North Street.

The parsonage was most recently used as "Cordelia House", a women's day resource center until it was damaged by arson on February 14, 1999.

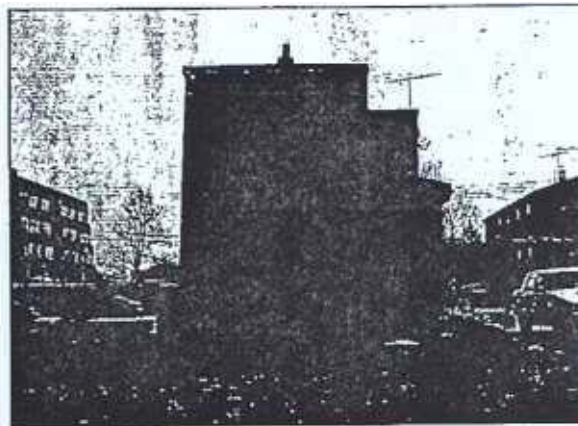
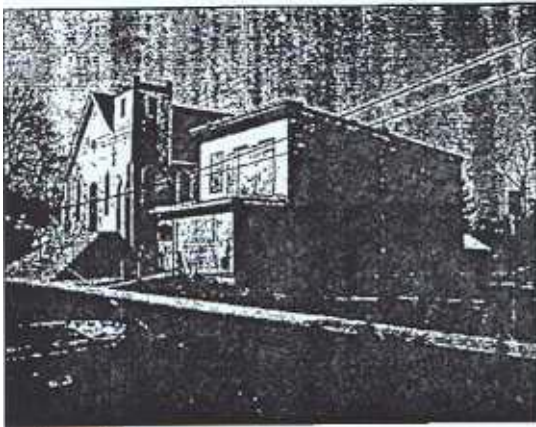
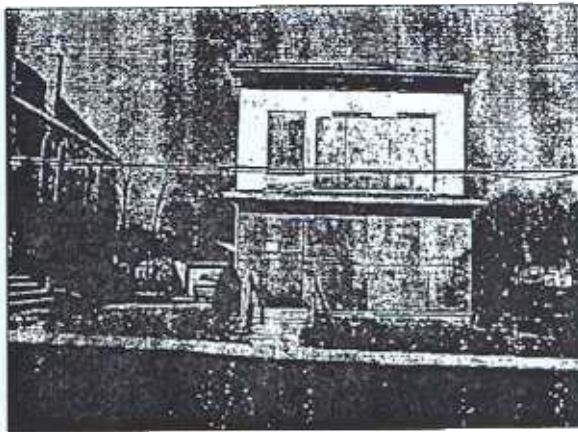
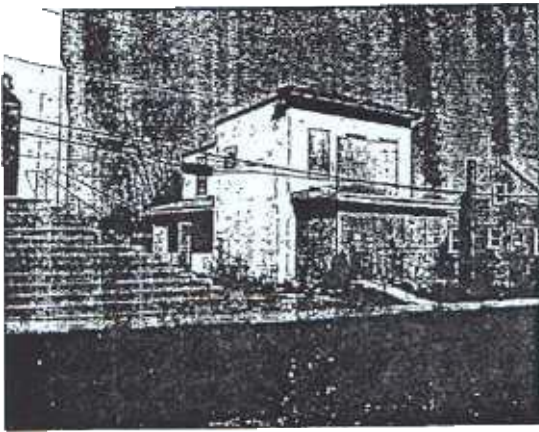
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<sup>2</sup> Ibid. JGH 5/499 (1856). Nathan Martin also owned part of lot 76 on Adams Street near the Miller House at #5. It was improved at \$50 in 1853, so may have been some sort of shed or shop.

<sup>3</sup> A Rural Survey in Maryland, 156 5<sup>th</sup> Avenue, N.Y., pp.92-101. The pamphlet by Department the Church and County Life, Board of Home Missions of the Presbyterian Church in the U.S.A. (This published pamphlet is not dated, except by a handwritten notation "1912".) However the Washington Conference of the Methodist Church fist lists the building in 1912, valued at \$1,200.

<sup>4</sup> Ibid. p. 100.

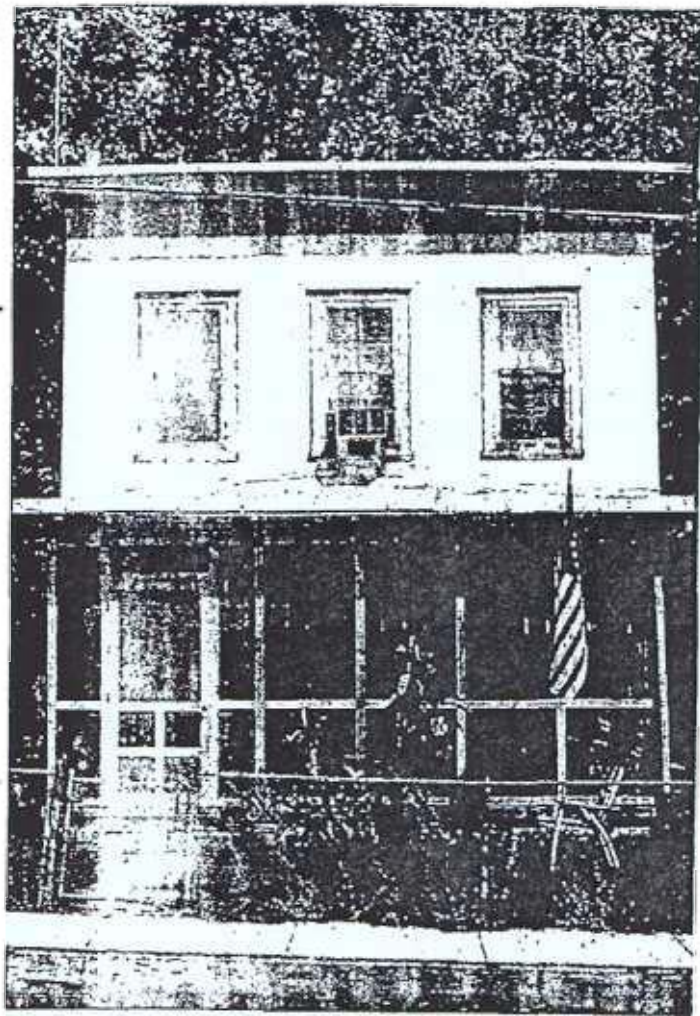




Above four photographs: 17 Wood Lane as existing on March 15, 2000.



17 Wood Lane in 1976



17 Wood Lane in 1976 before fire damage.

**COPY OF STATEMENT FROM APPLICANT: (Applicant will provide further information at HDC meeting)**

2-9-00  
INTRODUCTION

B. Kevin Smalls, Pastor  
John Walker, Trustee Chairman  
Dorothy Prather, Vice Chair

The Cordelia House, which is located at 17 Wood Lane, was originally used as the parsonage but in recent years it was used as a women's shelter and Sunday school classes.

By April of 1999 the shelter residents were going to move to a new facility under the direction of Mrs. Norma Fagin.

The Trustee Board had proposed to use the Cordelia House for Sunday school classes and other outreach programs, which is our church mission, we knew that space would still be a problem.

However, on 2/15/99 a fire was set at 17 Wood Lane. The fire marshal had arrested a suspect for setting the fire.

We have taken many steps to insure that a smooth transition be made from our loss, to restate our plans and so that we might reopen a structure at 17 Wood Lane:

After many meetings and research it was decided to demolish the fire-ridden building and build anew.

We received permission from:

- The Trustee Board of J.MT.P. UMC
- The Church Council of J.MT.P. UMC
- The District Superintendent of the UMC...
- We have met with the Preservation Planner, Mrs. Judith Christensen
- We have met restoration personnel to assess the cost of reconstruction (Exhibit A)

The insurance company assessed the property as a total loss. (Exhibit B)

- The fire marshal had declared the building uninhabitable
  - The Cordelia House is not on the National Historical Register
  - Pictures show inconsistencies from the trim windows and the flashing from it's original. (Exhibit C)
  - Enhancements to the property through the years has changed the appearance from its original design.
  - A similar structure will not meet the churches needs.
- Unlike other properties that may have had similar request we at J.Mt. P. U.M.C. are looking at holding onto our properties and meeting the needs of the community through these properties.

We are requesting permission from this commission to issue a permit that will allow us to move forward with our plans for demolition.

Thank you in advance;



## STAFF COMMENTS AND RECOMMENDATION

Staff recommends denial at this time. Demolition of a designated historic resource is a last resort, done only after all other options have been explored and proved undoable or unsuitable for the purpose. After the fire occurred in February of 1999, staff contacted the National Trust for Historic Preservation (NTHP), the Maryland Historical Trust (MHT), and Preservation Maryland, all of which offered assistance. Staff subsequently met with the Jerusalem/Mt. Pleasant Board of Trustees and presented a package of potential grant opportunities, fund raising ideas, and offers of private financial support which would assist in the reuse of all or part of the parsonage in any future expansions. The names of the contacts at these agencies were given or forwarded to The Board of Trustees. The Chairman of the Historic District Commission, Craig Moloney, offered his professional architectural services as a consultant to help find a way to meet the needs of the Church and preserve as much as possible of the original structures through a sensitive addition which incorporated all or parts of the original structures. Peerless Rockville Historic Preservation, Ltd. offered financial and fund-raising assistance, as did many private individuals. To staff's knowledge, none of these options were fully explored.

It is true that this is a small vernacular building that would not, in itself, meet the needs of the Church, even if completely restored. It is also true that the cost of rehabilitating the structure would probably equal the cost of new construction. However, many other projects have incorporated all or part of a historic building in new construction and that remains a possibility in this case.

*1. Historic archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The contributing resource at 17 Wood Lane is one of the last vernacular black houses left in downtown Rockville. It was built with rough-sawn lumber donated by parishioners and other church members. The small shed-roofed vernacular style was once common in the black area of Rockville north of Middle Lane but is now rare, all the others being removed during urban renewal in the 1960s. This house is the only structure built by black citizens as a residence in the West Montgomery Avenue Historic District. Other than Lincoln High School, this is the only designated black-built and black-owned resource in the City of Rockville.

*2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The house at 17 Wood Lane, while not in the character of the entire West Montgomery Avenue Historic District, is vital to the preservation of the Jerusalem/Mt. Pleasant United Methodist Church as a glimpse of the past in Rockville. It depicts a time when pastors and ministers lived next to their charges, available to parishioners and those in need outside of scheduled hours. It also preserves a type of modest, vernacular housing which was once common but is now rapidly disappearing. The church building and the parsonage, together as a unit, constitute the historic

resource. Demolition of the parsonage would reduce the historic value of the Church and its significance to the City of Rockville and its historic black community.

3. *The general compatibility of exterior design, scale, portion arrangement texture and materials proposed to be used.*

The building is proposed for demolition.

4. *Mature tree Removal.*

No mature trees will be removed.

5. *To any other factors, including aesthetic factors, which the Commission deems to be Pertinent.*

#### **PUBLIC NOTICE**

Notice of this application was sent March 6, 2000 to 43 abutting, adjoining and confronting property owners of record and to 165 residents of the historic district.

exterior cladding, if any, under the present 1960s era siding. The HDC's preliminary opinion was not unanimous. The house and site were found developmentally representational of the division of larger farm ground into successively smaller parcels for non-farm residents. The HDC concluded that enough of the original country setting remained to illustrate that criterion. However, there were questions on the integrity of the building. A mature specimen oak tree was also found a major contributor to the site and setting.

The HDC also examined an adjacent property 9110 Darnestown Road that was included in the redevelopment proposal. The HDC found that the ca. 1930 bungalow was an intact representation of its era and style and concurred that the HDC would most likely recommend further investigation and public hearings to consider historic designation.

#### IV. OLD BUSINESS

A. 1999 HDC work plan (continued.)  
Deferred

B. Rockville Millenium and Rockville Bi-Centennial - 2001  
Preservation Planner Judy Christensen said she expects to hear by the end of May if the City of Rockville's grant proposal was approved for the Wootton's Mill and "Lost Rockville" plaque projects. A job listing is being prepared for a project intern.

C. 1999 Interpretive Plaques  
Jerusalem Church and Lincoln High School were selected to receive interpretive history plaques in 1999. Commissioner Neal-Powell asked if these plaques had date or cultural/ historical criteria or restrictions. The HDC decided that they did not, and selection was on a case by case basis by the HDC.

D. Nomination for MPI awards, Peerless Rockville Awards  
After some discussion, the HDC will nominate the Lincoln Park Historical Society with recognition to the Montgomery County Public Schools Educational Services Center and the City of Rockville HDC for the George Washington Carver Baccalaureate reenactment, exhibit, and plaque dedication project.

#### V. NEW BUSINESS

A. Jerusalem AME Church and Parsonage

Ms. Christensen said she met with the Board of Trustees of Jerusalem/ Mt. Pleasant Church and presented a summary of grants and loans available to the Church for historic preservation of the fire damaged parsonage. She encouraged the board to call the sources and gather more information. She noted that both

Submitted: 3/21/2000

Approved:

**CITY OF ROCKVILLE  
HISTORIC DISTRICT COMMISSION**

**MINUTES**

**Tuesday, February 15, 2000**

**Meeting No. 2-2000**

**The City of Rockville Historic District Commission**

**convened at 7:09 p.m. at Rockville City Hall**

**PRESENT**

**Craig Moloney, Chairman**

**Anita Neal-Powell Bruce Noble**

**Andrea Hartranft Beth Rodgers**

**Staff: Judith A. Christensen, Preservation Planner**

**Cynthia Kebba, Planner II**

Chairman Moloney opened the meeting by welcoming newly appointed Historic District Commissioner Beth Rodgers. The Chair stated that the City and HDC members have met all legal requirements to meet and render decisions and this information was to be made a part of the record of each and every hearing and decision made tonight. He announced that HDC00-0154, a request for a certificate of approval for demolition of 17 Wood Lane had been deferred to the March 21 meeting at the request of the applicant.

**I. APPROVAL OF MINUTES**

**November 16, 1999**

Commissioner Neal- Powell moved, seconded by Commissioner Hartranft, approval of the minutes of the November 16, 1999 Historic District Commission meeting as submitted.

**VOTE: 3-0-1 (Abstained: Rodgers)**



**VOTE: 3-0-1 (Abstained: Rodgers)**

**X II. APPLICATIONS FOR CERTIFICATE OF APPROVAL**

**1. HDC00-0154 - Applicant: Jerusalem/ Mount Pleasant United Methodist Church**

**For property at 17 Wood Lane**

**Request: Demolition of Parsonage structure**

**Action: Approve or Deny**

**Deferred to March 21 meeting at request of applicant**

**III. EVALUATION OF GEORGE WASHINGTON CARVER HIGH SCHOOL AND JUNIOR COLLEGE FOR HISTORICAL, ARCHITECTURAL, OR CULTURAL SIGNIFICANCE**

Staff stated that Public comment and testimony is invited. The Mayor and Council of Rockville and the Chairman of the HDC received written requests from Peerless Rockville Historic Preservation, Ltd. and the Lincoln Park Civic Association in December of 1999 to evaluate 850 Hungerford Drive for significance to the City of Rockville and make a recommendation of eligibility for historic designation. Notice of an evaluation and a request for public comment was advertised via first class mailings in January and February to over 1000 households and notice was posted on the City Internet web site, Rocknet, and through the agenda process. The HDC will close the evaluation record on March 1, 2000. After March 1, a staff report will be prepared to summarize community comments and concerns and make a staff recommendation. The HDC will make a recommendation on the significance of the structure and site to the Mayor and Council at the March 21, 2000 meeting.

Nominator Eileen McGuckian, representing Peerless Rockville Historic Preservation, Ltd., submitted a completed Maryland Historical Trust Historic Sites Inventory form to the record which detailed the significance of George Washington Carver High School and Junior College to Rockville and the Black community. Ms. McGuckian testified that Carver was the only modern secondary educational facility constructed for black students in Montgomery County. It was also the first, last, and only institution for post-secondary Negro education in the County. It was the first school to be named for a Black individual, a matter of great pride to the community. Construction of the school marked the culmination of decades of persistence by the Negro community on behalf of their children for equal educational facilities. Carver provided education and opportunities to learn skills previously unavailable to the Black population. Carver has been in continuous educational use for nearly 50 years.

Submitted: 5/18/2000  
Approved: 5/18/2000

**CITY OF ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MINUTES**

Tuesday, March 21, 2000  
Meeting No. 3-2000

The City of Rockville Historic District Commission  
convened at 7:16 p.m. at Rockville City Hall

**PRESENT**

**Craig Moloney, Chairman**  
**Anita Neal-Powell      Bruce Noble**  
**Beth Rodgers**

**Absent: Andrea Hartranft**

Staff: Judith A. Christensen, Preservation Planner  
Cynthia Kebba, Planner II

**I. APPROVAL OF MINUTES**

- January 19, 2000  
February 15, 2000


Commissioner Rodgers moved, seconded by Commissioner Neal-Powell, approval of the minutes of the February 15, 2000 Historic District Commission meeting as submitted.

**VOTE:** 3-0-1 (Abstained: Noble)

Commissioner Neal-Powell moved, seconded by Chairman Moloney, approval of the minutes of the January 19, 2000 Historic District Commission meeting as submitted.

**VOTE:** 2-0-2 (Abstained: Rodgers, Noble)

**II. APPLICATIONS FOR CERTIFICATE OF APPROVAL**

- 
1. HDC00-0154 - Applicant: Jerusalem/ Mount Pleasant United Methodist Church  
For property at 17 Wood Lane  
Request: Demolition of Parsonage structure  
Action: Approve or Deny

Staff liaison Christensen stated that this public hearing on HDC00-0154 for demolition of a contributing resource to the West Montgomery Avenue Historic District was advertised via first class post cards mailed to property owners within 0.25 miles of the site and through notices mailed to 43 owners of record of property adjoining, abutting, or confronting the subject property on March 6, 2000. The property was also posted.

A Maryland Historical Trust Historic Sites Survey Form of 17 Wood Lane prepared by City consultants in 1987 was summarized by Ms. Christensen as follows: the building was constructed by parishioners in 1912 for use as a parsonage and was used as such until the 1990s, when it was converted for use as a Women's Day and Resource Center. On February 15, 1999, it was the victim of an arson attack that damaged the front foyer, caused water and smoke damage, and removal of interior walls and ceilings by the fire department. The fire marshal subsequently determined that the building was not suitable for habitation in its present condition and the occupancy permit was withdrawn. The building was then boarded and locked.

Staff recommended denial of the application at this time for the following reasons: a) Demolition is to be a last resort; and b) No evidence of efforts to reuse, repair, or find alternatives to demolition was presented to staff and the HDC. However, Jerusalem Church representatives will present more information tonight, which may change the recommendation. Ms. Christensen noted that staff had resolved the question of individual National Register listing posed by the Chairman of the Board of Trustees, Mr. Walker. Ms. Christensen said that a graphic error occurred when preparing the map of the historic districts for the 1993 Master Plan and the map erroneously included 17 Wood Lane as an individually listed National Register site. This is not the case. The building is within the West Montgomery Avenue Historic District, which is also a National Register District. Therefore, 17 Wood Lane has both National Register designation as a contributing resource and local designation, but is not individually listed on the National Register.

John Walker, representing the Board of Trustees for Jerusalem United Methodist Church stated that he received news only this afternoon that the recommendation was for denial. He had a statement to submit for the record and the Church's attorney, Frank Cornelius, was present to comment. Other parishioners were also present to testify.

Mr. Walker stated that The Cordelia House at 17 Wood Lane was originally used as a parsonage but in recent years it was used as a women's shelter and for Sunday school classes. The resource center was to have moved to a new facility in April of 1999. After that time, the Trustees intended to do some interior work on the building and use it for Sunday school classes and other outreach programs. He noted that the small size limited its use and it certainly could not meet all the Church's needs. The Church's planning committee was gathering information to find ways of solving this and future problems.

These efforts halted when a fire was set at 17 Wood Lane on February 15. The fire marshal arrested a suspect for setting the fire. Major damage was done to the front of the building, doors, main beams, moldings and frames. The extent of the damage forced the Fire Marshal to declare the building uninhabitable. Structural workmen had to come in to shore up the building, stairs,

headers, roof and floors, in order for us to go in and retrieve any salvageable items. The insurance company has assessed the property as a total loss. In addition, pictures show inconsistencies in window trim and flashing from the original condition.

Mr. Walker said the church underwent a number of internal and external reviews before deciding on this course of action: The Board of Trustees had numerous meetings and voted in favor of demolition; the Church Council voted unanimously to have the building torn down as well; and the District Superintendent also supported the decision to demolish and rebuild.

The Church has taken many steps to insure a smooth transition from the loss. Part of that transition includes appearing before the HDC to receive a permit to demolish the building. Although the church had received offers of help from Peerless Rockville and the HDC to preserve the building, Mr. Walker said the Church's needs were far greater than what has been offered. He noted that the Board met with Preservation Planner Christensen and with restoration personnel to assess the cost of reconstruction.

Commissioner Noble requested clarification of the decision to demolish versus repair of the building and whether the Church felt the essential character of the building was lost in the fire. Mr. Walker responded that the pre-fire plan was to upgrade the building for approximately \$20,000 and use it for Sunday school and meeting space. However, the fire greatly increased the amount to bring the building to a usable condition. Therefore, the Church felt their resources could best be used by removing the structure and replacing it. In reply to Commissioner Neal-Powell, Mr. Walker said any replacement building would not be a replica of the present building, but one which could better meet Church needs.

Frank Cornelius, Attorney for Jerusalem Church, stated that he had toured the property and considered it unusable. He noted that it had been significantly altered in 1954 by the addition of stucco over the original German tongue and groove wood siding and it appeared that the trim was not original. He stated that the windows, doors, moldings, and ceilings are damaged or missing, and the floor is strewn with rubbish. The staircase is charred but standing. He noted that it would take more to resurrect the building than to construct a new one and the insurance company had declared it a total loss. He further stated that even if it is one of the last vernacular houses in the area, it is not a unique façade with extraordinary detailing or carpentry. He stated that the best solution for the church would be another structure on the site, as the church wants to move forward, not backward.

Commissioner Noble asked if the stucco could be removed to reveal the original siding. Mr. Cornelius said expert testimony was needed on this issue. Chairman Moloney asked if efforts had been made to stabilize the building and if a contractor was consulted for rehabilitation estimates, and if the Church had pursued community and organizational offers to help.

Mr. Walker replied that headers and posts were installed to access the building after the fire, but no contractor was hired as the insurance adjuster declared it a total loss. As for community offers to help, he deferred to Pastor Kevin Small.

Reverend Kevin Small, Pastor of Jerusalem/ Mt. Pleasant United Methodist Church, stated that the house was named Cordelia after the wife of former Pastor Rev. Williams, and the pastor and his wife would not want progress and the church mission to be halted in their memory. He noted that the building had been declared unsuitable as a parsonage, then unsuitable as a shelter, and the church made a very difficult decision to demolish it in order to go forward. He sympathized with the goals of the HDC, but said that history should not be used as a hindrance to progress.

He said the church looked into grants from three organizations, all with minimal amounts and all offering verbal commitments only. They also required a façade easement and approval for future changes, which made it impossible to recommend because of the restrictions.

He stated that although Cordelia House is dear to the congregation, the sanctuary would remain as a bold statement of Church identity and what the church represents. However, the building is severely destroyed, and it is small, three rooms upstairs and two rooms downstairs. It is not adequate for programs. Preserving the building would put the needs of the building above the needs of the care of the total congregation to provide recreational and spiritual needs to people in Rockville.

Chairman Moloney asked for public testimony and comment on application HDC00-0154. The following citizens testified in favor of granting the application:

Sam Flowers, 30-year church member, said the church has no space for programs, no handicapped accessibility or restrooms. He said the church is growing and needs to expand and will be affected by the action and decisions tonight. He said engineers evaluated the church structure for elevators, accessibility, and code compliance and found no easy solutions. It must be brought up to code and the rear lot could not be used because of parking and other code requirements. Mr. Flowers requested the HDC to grant approval to remove Cordelia House to help the church solve its accessibility and code issues.

Nina Clarke, Jerusalem member, said the building as it stands offers very little service to the Church and the church needs to finish the demolition begun by arson. It was not fit as a residence for ministers for many years and even if rebuilt exactly would not solve church's problems. It would use all the funds and credit gathered to improve the facilities. She asked the HDC to allow demolition.

Louis S. Rhodes, member since 1974, said the structure needs demolition. It is 88 years old and only served 15 women at full capacity. The fire forced the church to consult an architect and it voted to construct a new multipurpose building. He said the church made a reasonable decision and asked the HDC to concur.

Diane Jones, Church member, said the Church loves Rockville but will have to answer to church ancestors as to why Jerusalem has not kept up with modern needs as other churches have done. She said the church history is the history of its families and the history of Rockville. She asked the HDC not be at odds with the ancestors who created the building. She asked that Jerusalem be allowed to move forward so that both ancestors and children will be proud.

Ruthe Davis Brown, 57 year member and Manager of Cordelia House when operating, said many, including herself, did not want to see the old building go, but it is time to let it go. She said Mrs. Cordelia William's picture was the first thing burned. She was dignified and proud and should be allowed to die and let 17 Wood Lane go. This is a growing church and needs to be able to expand to serve the community.

Gerald Hicks, Church member, concurred with the testimony given by others.

Sima Osdoby, Acting Executive Director of Peerless Rockville, spoke in favor of preservation of the building. She submitted written testimony in favor of preservation to the record, but departed from it in her remarks. She noted that buildings are testaments, a legacy that helps understand their past and future. The parsonage tells an important story. In 1980, Jerusalem received a Preservation Award for sensitivity in preservation of the site. In 1996, Peerless offered a grant to help attract other donors to help with the handicapped accessibility requirements. In 1999, Peerless offered \$1,000 in seed money to help attract other donors. It also offered technical assistance as Peerless has successfully rehabilitated several buildings in substantially the same condition and restored them to use. The bottom line in a comparison between new building and rehabilitation is generally a tear down. It is like working with old people, it takes patience and work but also yields great rewards. She suggested that there might be a solution other than building a replica or complete restoration. She reiterated that Peerless stands ready to assist with fund raising, grant applications, and technical assistance.

Chairman Moloney asked what response the Church offered to Peerless. Ms. Osdoby said that the Church did not accept the offer. She said that it is correct that Peerless offered only \$1,000, which is not substantial, but may be able to offer more at this time in addition to other assistance.

Eileen McGuckian, Rockville, testified as an individual. She said that the structure should not be demolished. The Rockville African-American Community cannot afford to lose either Carver or Jerusalem. Wire Hardware was in the same condition, or worse, and was put back into full use. The parsonage is now in bad shape, but has been part of the community for 90 years and should be treated as an elderly relative or a young teen with acne. She asked the Church to take time to explore alternatives to demolition.

Commissioner Noble asked if any church members had spoken passionately in favor of saving Cordelia House.

Rev. Small said he did not know, but the church did not easily recommend demolition and is disturbed that there is a perception that the church has not wrestled with this problem, which is greater than a teen-ager with acne. The question is how the Church's mission to witness is affected. The church does not want to become a museum, it considers its greatest history lies in its people. If the City is determined to save the building, it should donate 50% of the cost to fix and preserve it. History is a living entity that continues to be made, and cannot be stopped.



In response to Chairman Moloney and Commissioner Neal-Powell, Rev. Small said the church believes in good stewardship and using its resources in the best way to meet its goals. The goal of the church is to have a building with a fellowship hall that can accommodate 150 to 200 people, have handicapped access and facilities, elevators, and offices. At present, the congregation is at 280 members but expanding. He said that the church presently did not have funds to replace the parsonage with their goal, but it could be done in stages. Chairman Moloney pointed out that such a building would not fit on the lot occupied by Cordelia House and asked if the church would expand into the sides and back. Reverend Smalls said he was not able to comment on proposed plans at this time.

Commissioner Noble said the application request had been presented as either the HDC allowing the church to demolish 17 Wood Lane and grow, or deny the request and deny growth. He stated that the HDC wanted the Church to grow and prosper and that they were looking for ways to accomplish both. Commissioner Rodgers said the issue is not simply architectural, but also cultural history and asked if the new building could be added to Cordelia House. Reverend Smalls said one could not be addressed without the other. The house was not built to be the last remaining black house in downtown Rockville, it was built to house a preacher and it is no longer suitable.

Staff noted that the goal of the HDC and the staff was to help the church resolve its building problems but also to preserve evidence of the history of the church and of the City before urban renewal for the future. She suggested that part of the difficulty was that the HDC members and staff had not seen the actual condition of the structure. She asked Rev. Small and Mr. Walker if they could continue the hearing on HDC00-0154 to the April 18 meeting to allow the HDC and staff, and perhaps an engineer to assess the damage and potential for the house. Reverend Smalls, Attorney Cornelius, and Mr. Walker stipulated that they would continue the hearing to April and arrange for the HDC and staff to tour the house in the intervening time.

Commissioner Neal Powell moved, seconded by Bruce Noble, to continue the public hearing on HDC00-0154, demolition of 17 Wood Lane, with the consent of the applicant, to April 18 to gather further information.

**VOTE:** 4-0

2.     HDC00-0155   -     Applicant: Ali Honarkar, diVISION ONE INC.  
                              For: Honarkar/Begines Residence  
                              216 West Montgomery Avenue  
                              Request: Construction of two-car garage and changes to front  
                              elevation  
                              Action: Approve or Deny

Staff Liaison Christensen stated that notice for public hearing HDC00-0155 for a detached two car garage and front façade changes at 216 West Montgomery had been advertised on the City Web site, rocknet and by agenda. First class postcard notice of this application was sent March 6, 2000



3-21-00  
INTRODUCTION

submitted and read into  
record of HDC00-0154  
Demolition of 17 Wood  
Lane by John Walker  
MARCH 21, 2000  
JWC

John Walker, Trustee Chairman

The Cordelia House, which is located at 17 Wood Lane, was originally used as the parsonage in the early 1900's, but in recent years it was used as a women's shelter and held Sunday school classes.

By April of 1999 the shelter residents were going to move to a new facility under the direction of Mrs. Norma Fagin, the shelter's advisor.

The Trustee Board had proposed to use the Cordelia House for continued Sunday school classes and other outreach programs, in accordance with our church's mission.

We knew that because of limited space in the original design of the building, we would have problems meeting the needs of many. We were in the process of gathering information through a planning committee to look at ways of solving our problems.

However, our efforts were halted when a fire was set at 17 Wood Lane on 2-15-99. The fire marshal arrested a suspect for setting the fire. There was major damage done to the front of the building, as well as doors, main beams, moldings and frames. The extent of the damage done forced the Fire Marshal to declare the building uninhabitable. Structural workmen had to come in to sure up the building, stairs, headers, roof and floors, in order for us to go in and retrieve any salvageable items.

We have taken many steps before deciding to demolish the structure.

1. Our Trustee Board has had numerous meetings, and has voted in favor of demolition.
2. Our Church Council has voted unanimously to have the building torn down as well.
3. Our District Superintendent has also supported our decision to demolish and rebuild.

The insurance company has assessed the property as a total loss. (Exhibit A)

Pictures show inconsistencies from the trim windows and the flashing from its original look. (Exhibit B)

- We have taken many steps to insure that a smooth transition is made from our loss. A part of that transition includes appearing before this committee to receive a permit to demolish the building.

- Although we have received offers of help from members of Peerless Rockville and HDC to preserve the building our needs are greater than what has been offered.
  - We have met with the Preservation Planner, Mrs. Judith Christensen
  - We have met restoration personnel to assess the cost of reconstruction (Exhibit A)
- 
- The Cordelia House is not on the National Historical Register

# SWORN STATEMENT IN PROOF OF LOSS

\$ 100,000  
AMOUNT OF POLICY AT TIME OF LOSS

Associated Insurance Management, Inc.  
AGENCY

9003152  
POLICY NUMBER

5 October 1998  
DATE ISSUED

AGENCY LOCATION

5 October 1999  
DATE EXPIRES

To the HARTFORD MUTUAL INSURANCE CO.

At the time of loss, by the above indicated policy of insurance you insured JERUSALEM - MT PLEASANT UNT. METH CHURCH against loss by All Risks to the property described under Schedule "A," according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

1. Time and Origin: A Fire damage loss occurred on 2/15/99. The source and origin of the said loss were:  
On Feb. 15, 1999 a fire was set at 17 Wood Lane, Rockville, Maryland, a dwelling used as a women's shelter during the day. The Fire Marshal has arrested Beverly Thompkins as a suspect for setting this fire.
2. Occupancy: The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever: As Intended
3. Title and Interest: At the time of the loss the interest of your insured in the property described therein was the Owner or Insured. No other person or persons had any interest therein or encumbrance thereon, except: No Exceptions
4. Changes: Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession location or exposure of the property described, except: No Exceptions
5. Total Insurance: The total amount of insurance upon the property described by this policy was, at the time of the loss \$100,000 as more particularly specified in the apportionment attached under Schedule "C," besides which there was no policy or other contract of insurance, written or oral, valid or invalid.
6. The Actual Cash Value of said property at the time of loss was ..... \$107,696.00
7. The Whole Loss and Damage was ..... \$111,923.00
8. Less Amount of Deductible ..... \$500.00
9. The Amount Claimed under the above numbered policy is ..... \$111,423.00

In consideration of and to the extent of said payment the undersigned hereby subrogates said Company, to all of the rights, claims and interest which the undersigned may have against any party, person, persons, property or corporation liable for the loss mentioned above and authorizes said Company to sue, compromise, or settle in the undersigned's name or otherwise all such claims and to execute and sign releases and acquittances and endorse checks and drafts given settlement of such claims in the name of the undersigned, with same force and effect as if the undersigned executed or endorsed them.

Warranted no settlement has been made by the undersigned with any party, person, persons, property or corporation against whom a claim may lie, and no release has been given to anyone responsible for the loss, and that no such settlement will be made or release given by the undersigned without written consent of the said Company and the undersigned covenants and agrees to cooperate fully with said Company in the prosecution of such claims, and to procure and furnish all papers and documents, in the undersigned's possession, necessary in such proceedings and to attend court and testify if the Company deems such to be necessary but it understood the undersigned is to be saved harmless from costs of such proceedings.

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or the annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed and no attempt to deceive the said Company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

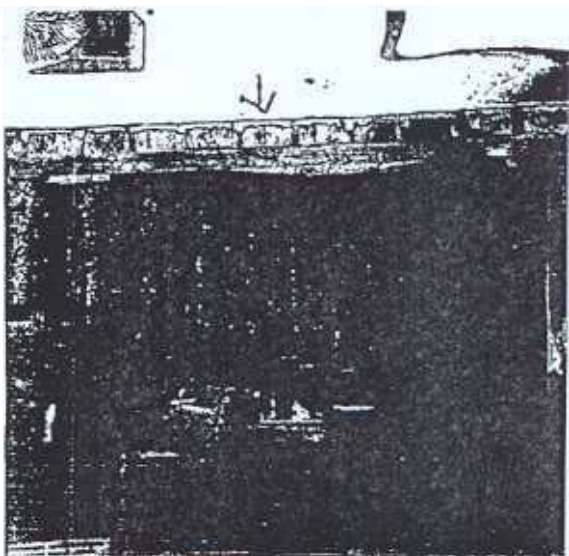
County of \_\_\_\_\_ State of \_\_\_\_\_

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

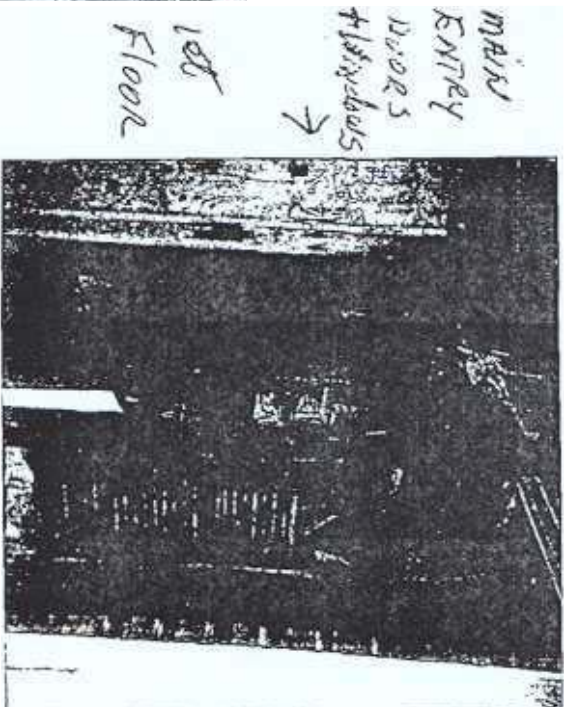
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Notary Public

JERUSALEM - MT PLEASANT UNT. METH CHURCH

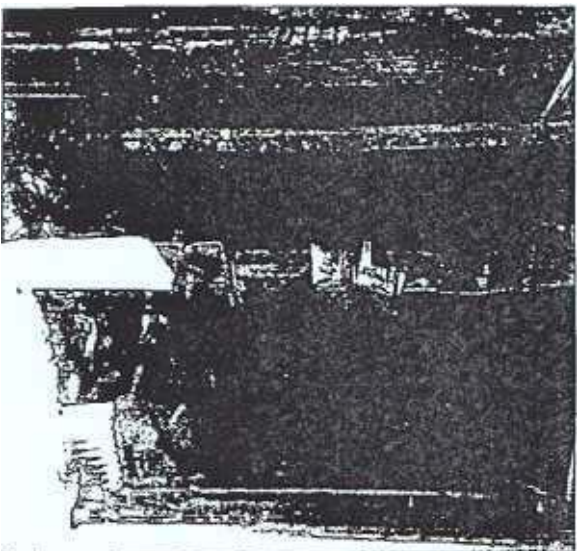
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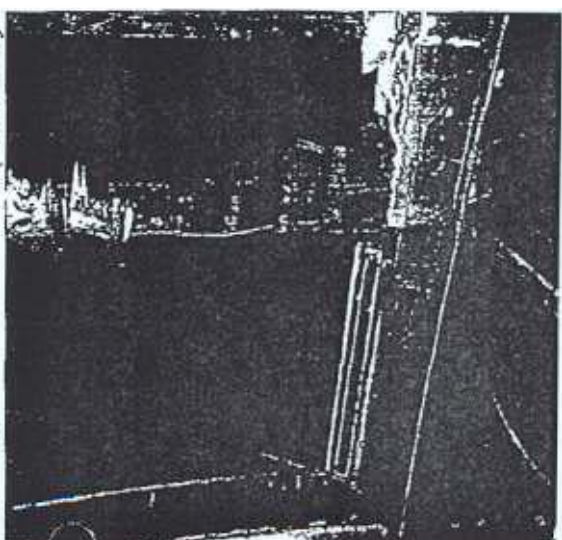
MAIN ENTRY DOOR



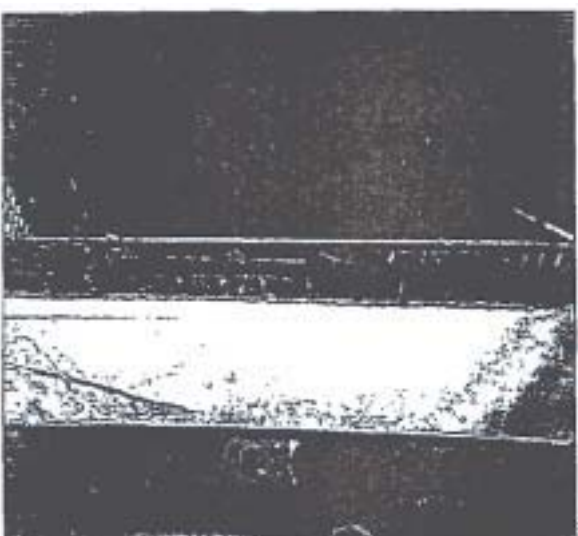
MAIN  
ENTRY  
DOOR  
+ Windows  
1st  
Floor



1st FLOOR WINDOWS



(corner) 1st  
RIGHT FRONT CORNER  
1st floor



CORNER 1st FLOOR  
SIDE 1st floor window



## MORE PICTURES OF THE CORDELIA HOUSE FIRE





*Read into record of HDCCO-0154*  
*Jerusalem U.M. Church*  
*Demolition of 17 Wood Lane*  
*by Sima*  
*Osdoby*

**Testimony of Peerless Rockville Historic Preservation  
Regarding Jerusalem Parsonage  
to the  
Rockville Historic District Commission**

**March 21, 2000**

Good evening.

I am Sima Osdoby, Acting Executive Director of Peerless Rockville Historic Preservation.

Peerless Rockville safeguards and promotes Rockville's past by preserving buildings, spaces, objects, and information important to our city's heritage. Peerless Rockville advances its goals through education, example, advocacy, and community involvement. For 25 years Peerless has served Rockville citizens, businesses and organizations as the city's nonprofit, historic preservation organization. Over these years we have worked with many of the city's residents, businesses, and institutions to provide technical assistance, perform research, and find creative means of financing to save, preserve or stabilize buildings important to the community's history.

Buildings and objects are important because they are testaments to the people who came before us. They can help tell us about the lives they led, what they aspired to, the communities and attitudes and conditions that shaped their lives. They can tell us about the good and the bad; about what we are proud of and what we are not so proud of. Sometimes they help us remember what we would really rather forget. They represent a legacy that helps us to understand who we are today and we may choose to go tomorrow.

The Jerusalem Parsonage may not be as "beautiful" as the Parthenon or the Pyramids, but Jerusalem Parsonage is definitely one of those buildings that tells an important story.

Jerusalem Church and Jerusalem a Parsonage lie within a Rockville Historic District. The property is on the National Register of Historic Places.

Parsons used to live in parsonages next to churches. We don't have too many examples of that left. When the Parsonage was built in 1912, only six out of the 40

**"Negro" congregations in Montgomery County had a Minister who served that church alone. Jerusalem was one of those six.**

**Jerusalem Church, Jerusalem Parsonage, and Lincoln High School are the only representatives of black-built, black-owned buildings that currently have Rockville historic district designation. The Parsonage is the ONLY residence remaining from our black community that is in a Rockville historic district.**

**In fact, downtown Rockville now has only four buildings left of the black community that are black-built and black-owned that existed prior to urban renewal. In addition to the church and the parsonage, the others are the Hebron house and Snowden funeral home.**

**The church and the parsonage have been important contributors to this community. When fire gutted the building in February 1999, the Parsonage was serving as a shelter. When organization serve the community they should get something back in terms of support.**

**Sometimes it seems that we look at old buildings like old people. They can really seem to be a nuisance. They require a lot of energy and sometimes a lot of money. But they can pay back great dividends. Often, it takes a lot of patience and a lot of creativity to make the relationship work out.**

**Over the years Peerless has had a lot of different experiences making difficult, but important, buildings work. Each of the building we have worked with has presented a different challenge. In each case, we have learned something new, and working in partnership, we have been able to make the buildings work well for their owners and for the community.**

**In many cases demolition seems like the only sound financial solution. In most cases, however, we have found that not only has preservation worked, but also that it has added value. Preservation has worked financially, and has helped our community honor the wisdom of its past. Tonight I am extending an invitation to the church. We are realistic. We understand that there will be challenges. We would like to work with you to take something that may be seen by many as an eyesore and a deficit and help you turn it into an asset.**

**Thank you.**





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Good afternoon Mrs. Christensen:

I hope that you are having a pleasant day despite the rain. Please express my warm regards to Mrs. Kebba and Mrs. Staye. I have forwarded a copy of an e-mail that I sent to Rev. Smalls of Jerusalem Mt.-Pleasant Church (JMPC) earlier today. I will be working with JMPC to move forward in a timely manner and put into place those requirements necessary to address the issues with the proposed development of their property. Please do not hesitate to contact me with your thoughts for JMPC or any other matters, in which United Foundations may provide assistance. Have a good day and have a happy Easter weekend. I look forward to speaking with you soon.

Warm regards,

Robin L. Mills  
 Managing Director

----- Original Message -----

From: United Foundations

To: B. Kevin Smalls

Sent: Wednesday, April 11, 2001 10:46 AM

Subject: Summary of Friday Meeting (4-6-01) and Request for Meeting with JMPC Board of Trustees

Dear Rev. Smalls

I hope that this message finds you, your family, and congregation thriving and in good spirits during this holy week. I would also like to take this opportunity to thank you and the five members of the Jerusalem Mt.-Pleasant Church (JMPC) Board of Trustees (Mrs. Jackson, Mrs. Dudley, Mrs. Dyson, Mr. Baker and Mrs. Prather) for their participation in Friday's meeting.

We engaged Mr. Jay Jackson, President of Jackson Construction, LLC. Mr. Jackson is a highly respected contractor in Montgomery County. His company is also well known for its fine work in the Historic Rockville District. Mr. Jackson has over 20 years of experience as a contractor and builder. It was necessary for me to include Mr. Jackson into the project's planning and development phase, because this is a community/neighborhood project, and Mr. Jackson is an accomplished builder in the Historic Rockville District. We are fortunate to have a builder of his caliber. He is currently building a new

home on Beall Avenue, just a few blocks North of JMPC in the Historic Rockville District. Mr. Jackson has a great understanding of the needs and requirements of the homeowners in the Historic District.

We engaged Mr. Jackson early into this project, so that I would have a more accurate evaluation of possible alternatives for the project's action plan and master plan. Mr. Jackson, a demolition contractor, and I have already inspected the interior of Cordelia House. Mr. Jackson shared photographs of the interior of Cordelia House during the meeting.

I believe that the meeting was extremely informative, and hope that the board members present felt that the valuable information received will assist them in their decision-making process.

As I stated in my discussion points, which were distributed to the attendees and copies were provided for absent board members. The primary issue for JMPC is to obtain a uniformity of the property as soon as possible in order that the building and expansion plans can move forward. For your convenience and reference I have included an excerpt of my discussion points: 1.) Jerusalem-Mt. Pleasant United Methodist Church's (herein after referred to as JMPC) desire to present a master plan that will enable the JMPC to expand its physical plant to better serve it's congregation and the community. JMPC wants to be a better community partner by providing needed facilities for: a.) community meetings; b.) the educational needs of children and adults in the Rockville community; c.) expanded fellowship hall space for the congregation and community; d.) citizens and congregation members of the Rockville community to meet and work together; e.) worship by creating a new sanctuary on the property owned by JMPC.

2.) There are many issues to be considered in the design for this needed plan. a.) JMPC owns several adjacent lots of property, which present a very unique challenge. b.) The lots do not all share the same zoning assignments. c.) Re-zoning and consolidation of the parcels need to occur in order for a building plan to be feasible. d.) JMPC's former annex and day residence for homeless women, known as Cordelia House (named for the wife of the Rev. Walter E. Williams) was constructed in 1912 and devastated by arson on February 15, 1999. The Cordelia House occupies an important role in the JMPC history and it is the wish of the Board of Trustees of Jerusalem Mt. Pleasant Church to find a workable solution, which will enable the church to move forward with its expansion goals and establish some type of memorial for Cordelia House. Recent inspection of the interior and exterior of Cordelia House presents the conclusion that the structure is uninhabitable and that creative solutions are needed to preserve the historic memory of this building. It is our recommendation that the initiative taken by the City to assess the structural integrity of Cordelia House in May 2000 be re-visited....

During the meeting we received valuable information that the City of Rockville is currently engaged in a mapping amendment project, which will propose that a number of properties be considered for zone changes. According to a page from the draft copy of the City's Master Plan, that was distributed by the Department of Planning representatives at our Friday meeting, the draft of the City's Master Plan, proposes that the property owned by JMPC will be placed into consideration for re-zoning. The Church's 8 parcels, which carry 3 different zone designations would be amended to carry one uniform zoning designation.

This issue must merit priority in the Board's decision-making process for future development of the Church's property. Until the property has a uniform status, plans to develop the property cannot go forward. By law, construction is prohibited from crossing property lines.

The issue of whether or not the Church wants to preserve the Cordelia House needs to be clear. United Foundations will assist with any decision made by the Church, however it is important that we move in a timely manner.

The various City government boards and councils, which play a role in this process have set days to convene. Our timetable is irrevocably linked to a very involved process, which United Foundations is well equipped to manage.

United Foundations has already committed a significant number of hours of professional counsel and assistance. I am confident that the Church appreciates the work which we have accomplished since 1-3-01.

I would like to request that a meeting be held next Thursday to move forward on the aforementioned points: 1.) concurrence of the City's re-zoning proposal and 2.) a decision on the JMPC's position of whether or not to preserve Cordelia House.

The design of the master plan draft for the JMPC's development of the property needs these two items to be resolved in order for United Foundations to present a written action plan.

Rev. Smalls, please share my thoughts with Chairperson, Mrs. Jackson and the board members and let me know if Thursday, April 19, 2000 will be possible for a meeting so that we may discuss these issues further. I would also be pleased to hear your thoughts, and look forward to speaking with you. Thank you so very much for your assistance.

Sincerely,

Robin L. Mills, Managing Director



# Jerusalem-Mt. Pleasant United Methodist Church

21 Wood Lane  
Rockville, Maryland 20850-2228  
C: (301) 424-0464 R: (301) 774-4762  
The Reverend B. Kevin Smalls, Pastor



COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES

May 9, 2000

Ms. Judith Christensen  
Resource Person  
City of Rockville  
Historic District Commission  
111 Maryland Avenue  
Rockville, Maryland 20850

Dear Ms. Christensen:

On Tuesday, May 2, 2000, the church trustees and I met with the Historic District Commission and a structural engineer, Mr. Muhammad Vatan, to assess fire damages to Cordelia House.

On May 16, we are scheduled for a second hearing before the commission regarding Cordelia House and its worthiness/unworthiness to our future plans. This two (2) week span of time is inadequate for us to respond to unknown findings by Mr. Vatan.

For this reason, I am again, asking for the May 16 hearing be rescheduled to a later date. I will call you to see whether another date can be given us. Thank you.

Grace and Peace,

*B. Kevin Smalls (B.K.)*

B. Kevin Smalls

BKS/jj

**MGV**  
**Consulting Structural Engineers, Inc.**

**15209 Frederick Road, Suite 207  
Rockville, Maryland 20850**

**Tel. 301 251 5531  
Fax 301 251 5466**

**Structural Condition Survey Report**

**Project:**

**Jerusalem Methodist Episcopal Church  
17 Wood Lane  
Rockville, MD 20850**

**May 2, 2000**



**Consulting Structural Engineers, Inc.**

**15209 Frederick Road, Suite 207 Rockville, Maryland 20850 Tel. 301 251 5531 Fax 301 251 5466**

## **INSPECTION REPORT**

**To: Mrs. Judy Christensen / Cynthia Kebba  
City of Rockville  
111 Maryland Ave.  
Rockville, MD 20850-2364**

**Date of inspection: May 2, 2000**

**Project: Jerusalem Methodist Episcopal Church  
17 Wood Lane  
Rockville, MD 20850**

### **Scope:**

To perform a visual structural condition survey of the existing fire damaged building

### **Building Description:**

The building is a two-story structure approx. 20' x 45' (see photo #1 and #2 ). The first, 2nd floor and roof framing are constructed with wood, supported by exterior and interior load-bearing wall.

### **Findings and recommendations:**

Part of the interior wall, of the 1st, 2nd floors and roof framing are damaged by fire. This damage is local and has effected some structural members. See Sketch SK-1 and Photo #3,4,5&6. Structurally these members could be replaced and framing is fixable. Structural drawings and documents of this work should be prepared under supervision of a professional engineer. Our very rough estimate is that fire damaged about 600 sq. ft. of the floor framing and 400 sq. ft. of the walls. To fix only the structural damaged part of the building could cost approximately \$30,000 to \$40,000. More accurate cost will be determined after construction drawings are done.

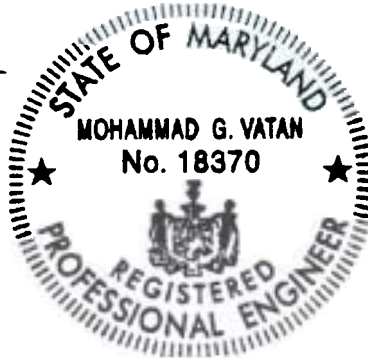
We also have noticed that one of the brick piers in the back of the building is tilted and has settled.  
We recommend that this pier and footing to be replaced and/or repaired. See photo #7.

If you should have any questions, please do not hesitate to call me.

Sincerely,



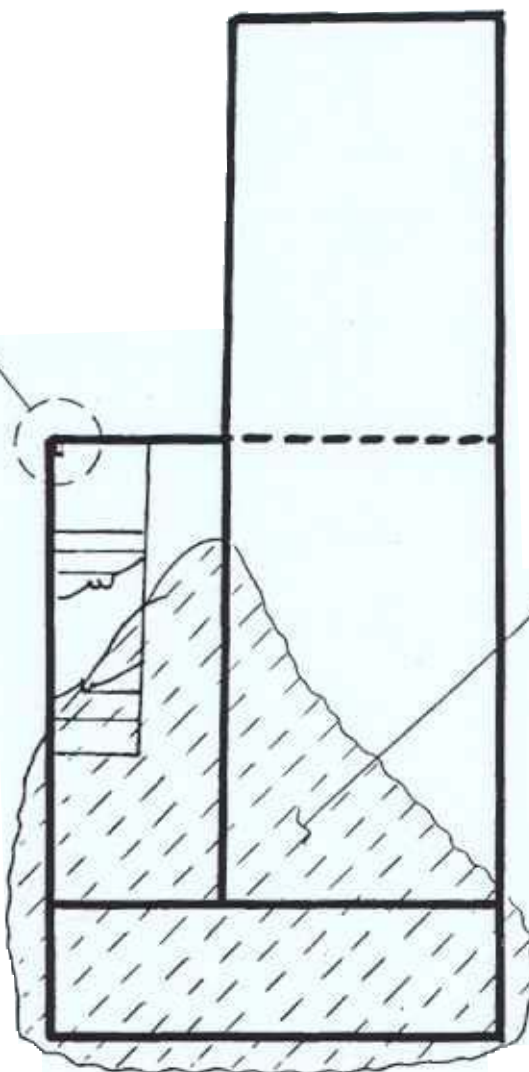
Mohammad Vatan, P.E.



c:\yrnsalm



Tilted brick  
Pier



area damage by  
fire

Plan

N.T.S.

**MGV** Consulting Structural Engineers, Inc.  
15209 Frederick Road, Suite 207  
Rockville, Maryland 20850

Tel. 301 251 5531 Fax 301 251 5466

Project: 17 Wood Lane  
Rockville, MD

Subject: plan

Date: may 8, 00

Sheet **SK-1**

# Case Activity Listing

## Case #: HDC2000-00154

Demolition of existing building

Date 1	Date 2	Date 3	Hold	Disp	Assigned To	Done By	Updated By	Notes
		2/10/2000	None			LWR	2/10/2000 LWR	
		2/10/2000	None	DONE	HDC	HDC	4/24/2003 PT	
		3/16/2000	None	DONE	HDC	HDC	4/24/2003 PT	
		3/16/2000	None	DONE	HDC	HDC	4/24/2003 PT	
		3/21/2000	None	DONE	HDC	HDC	4/24/2003 PT	
		3/17/2000	None	DONE	HDC	HDC	4/24/2003 PT	
		3/20/2000	None	DONE	HDC	HDC	4/24/2003 PT	Staff recommended denial of the application at this time for some reasons as deomlition is to be a last resort; no evidence of efforts to reuse, or find alternatives to demolition was presented to staff
		5/9/2000	None	DONE	HDC	HDC	4/24/2003 PT	A letter is received from Mr B. Kevin Smalls about scheduling second hearing and asking for more adequate time.

Submitted: 5/18/2000

Approved:

**CITY OF ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MINUTES**

Tuesday, April 16, 2000  
Meeting No. 4-2000

The City of Rockville Historic District Commission  
convened at 7:14 p.m. at Rockville City Hall

**PRESENT**

**Craig Moloney, Chairman  
Anita Neal-Powell Beth Rodgers  
Andrea Hartranft**

**Absent: Bruce Noble**

**Staff:** Judith A. Christensen, Preservation Planner  
Cynthia Kebba, Planner II

Chairman Moloney announced that Commissioner Bruce Noble has tendered his resignation due to job relocation to Skagway, Alaska. He noted that the HDC will miss Mr. Noble's experienced eye and observations but wish him well in his new duties and locale.

**I. I. APPROVAL OF MINUTES**

- • Deferred

**II. II. TAX CREDIT APPLICATIONS**

- I. I.** Planner Cindy Kebba stated that she had reviewed the tax credit applications on tonight's agenda for eligibility according to the County's criteria. She will present each application and recommendation tonight. The original application files and photographs were present for HDC inspection.

**1 1 TXC00-0156 - Alexander and Jayne Greene, 11 Laird St**

Planner Kebba reported that ordinary maintenance and exterior repairs including painting, roof repairs, and tree service were eligible for tax credits. A claim for interior painting was not eligible and was removed from the total. The total amount eligible was \$6,613.61.

## **CERTIFICATE OF APPROVAL**

1. HDC00-0154 - Applicant: Jerusalem/ Mount Pleasant United Methodist Church  
For property at 17 Wood Lane  
Request: Demolition of Parsonage structure  
Continued from March 21, 2000  
Action: Approve or Deny

Staff liaison Christensen stated that Jerusalem/ Mt. Pleasant United Methodist Church requested a continuance of this application to the next HDC meeting, as the April 18 meeting conflicts with Easter and Holy Week services.

Commissioner Neal-Powell moved, seconded by Commissioner Hartranft, to continue application HDC00-0154 for demolition of 17 Wood Lane to the next HDC meeting at the request of the applicant.

VOTE: 4-0

## **COMMITTEE/ ORGANIZATION REPORTS**

### **1. Lincoln Park Historical Society (LPHS)**

Commissioner Neal-Powell stated that LPHS is finishing up the project, "Tracking the Footprints of African Americans in Montgomery County", with a tour of the eastern part of Montgomery County and Burtonsville on May 6. The tours have been continuous since July of 1999. LPHS recently joined the State of Maryland multicultural committee for tourism. Commissioner Neal-Powell is representing Montgomery County. An article about the Tours project appeared in the March 28 Washington Post newspaper, which has drawn additional attention to the project. Commissioner Neal Powell said the project will be featured on Mosaic, a County Cable Television program, on May 10. LPHS also is partnering with the Rockville Library and Lincoln Park Community to assemble a research collection on black history with Lincoln Park as the first subject.

### **2. Peerless Rockville**

John Hartranft, Peerless staff, said the City currently has an agreement with Peerless to collect, index, and maintain a collection of Rockville photographs and historical information. Peerless is currently working on a collections policy committee to develop a heritage resource center at the Red Brick Courthouse.

Peerless is working with the new owner of the Reed Bungalow, 549 Anderson Avenue, a 1917 Avondale model Sears bungalow to remedy years of poor maintenance and upgrade the structure while keeping its character. Up to \$25,000 in a low interest loan for restoration has been offered. An external easement would be given to Peerless as part of the loan agreement.

6/20/2000

Submitted

Approved

**CITY OF ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MINUTES**

Tuesday, May 16, 2000  
Meeting No. 5-2000

The City of Rockville Historic District Commission  
convened at 7:08 p.m. at Rockville City Hall

**PRESENT**  
**Craig Moloney, Chairman**  
**Anita Neal-Powell      Beth Rodgers**  
**Andrea Hartranft**

**Staff:**            Judith A. Christensen, Preservation Planner  
                 Cynthia Kebba, Planner II

**I.        APPROVAL OF MINUTES**

- April 18, 2000 (Meeting No. 4-2000)
- March 21, 2000 (Meeting No. 3-2000)

Commissioner Rodgers noted that the date for the Annual Progressive Dinner is May 20, 2000, not May 22 as indicated in the April minutes.

Commissioner Hartranft moved, seconded by Commissioner Rodgers, approval of the minutes of the April 18, 2000 Historic District Commission meeting as submitted.

**VOTE: 4-0**

Commissioner Rodgers moved, seconded by Commissioner Hartranft, approval of the Minutes of the March 21, 2000 Historic District Commission meeting as submitted.

**VOTE: 4-0**

**II.    APPLICATIONS FOR CERTIFICATE OF APPROVAL**

- 1        HDC00-0154 -        Applicant: Jerusalem/ Mount Pleasant United Methodist Church  
                                 For property at 17 Wood Lane  
                                 Request: Demolition of Parsonage structure  
                                 Action: Motion to continue

Staff liaison Christensen stated that Jerusalem/ Mt. Pleasant United Methodist Church has submitted a



letter requesting continuance of this application until further notice.

Commissioner Neal-Powell moved, seconded by Commissioner Hartranft, to continue application HDC00-0154 for demolition of 17 Wood Lane until further notice at the request of the applicant.

**VOTE:** 4-0

- 2      **HDC00-0161**      Applicant: St. Mary's Church  
For property at 520 Veirs Mill Road  
Request: Installation of fences to surround cemetery and to enclose  
backyard of rectory.  
Action: Approve or deny

Staff liaison Christensen reported that this public hearing on HDC00-0161 to install two fences to deter pedestrian traffic from cutting through the rectory yard and the church cemetery was advertised via first class postcards mailed to property owners within 0.25 miles of the site and through notices mailed to owners of record of property adjoining, abutting, and confronting the subject property on May 10, 2000. The property also was posted.

Staff identified the property on a map and showed photographs of the areas to be fenced. Staff reported that the fence that would enclose the rear yard of the rectory is a white painted wood picket fence with a total length of 98.5 feet. The fence is 65 feet long and 6 feet high on the north side of the yard with a semi-circular extension located approximately in the middle of the fence. The fence continues for 16.5 feet on the east side, including a centered 3-foot gate. The fence is 17 feet long on the south side, including another 3-foot gate. The height along this southern section is reduced to 42 inches. The fence consists of 1x4 vertical pickets with 2-inch spacing.

The second fence proposed by the applicant would surround the cemetery. It would be a black wrought iron style fence made of extruded aluminum. It would enclose the cemetery and would be located just inside the property line along Route 355 (Hungerford Drive), Veirs Mill Road and Baltimore Road. This fence would be 608 feet in total length and 42 inches high.

Staff recommended approval of HDC00-0161 based on site visits to the property and the neighboring environment, and the appropriateness of the proposed designs submitted by the applicant.

Staff said that St. Mary's Church was built in 1817 and is the oldest church still in use in Rockville. It is a contributing resource to the B&O Railroad Historic District. Wooden picket and wrought iron fences were popular in the nineteenth century and are recommended by the fence guidelines in "Information for City of Rockville Historic Property Owners" as appropriate to the historic districts. The aluminum fence proposed for the perimeter of the cemetery has the appearance and design of a wrought iron fence, even though a modern material will be used. The proposed fences do not exceed the City's height restrictions for standard and corner lots. The fences will preserve the historic integrity of the church and enhance its setting.

The proposed fences are compatible with the exterior design, scale, proportion, arrangement, texture, and materials of the church and rectory. The picket fence is appropriate for the smaller area to be enclosed and complements the church's simple Georgian architecture. The larger fence is more formal and open and allows visibility of the cemetery.

Submitted: July 18, 2000  
Approved: July 18, 2000

**CITY OF ROCKVILLE  
HISTORIC DISTRICT COMMISSION**

Tuesday, June 20, 2000  
Meeting No.6-2000

The City of Rockville Historic District Commission convened in regular session  
in the Boards and Commissions Room, Rockville City Hall, at 7:26 PM

**PRESENT**

**Craig Moloney, Chair**  
**Andrea Hartranft                      Elizabeth Rodgers**

Absent:            Anita Neal Powell  
Staff:            Judy Christensen, Preservation Planner  
                    Cynthia Kebba, Planner II

**I.    APPROVAL OF MINUTES**

May 16, 2000 (Meeting No. 5-2000)

Commissioner Hartranft corrected the vote on TXC00-0157 (Lenihan) from 4-0 to 3-0-1 (Abstained: Powell.)

Commissioner Hartranft moved, seconded by Commissioner Rodgers, to approve the minutes of the Historic District Commission on May 16, 2000 as corrected.

VOTE: 3-0

**II.   TAX CREDIT APPLICATIONS**

1.        TXC00-0158A            Robert and Judith Spalding  
   307 Great Falls Road

Planner Kebba said Mr. and Mrs. Spalding submitted this amendment to their prior tax credit application when it was discovered that the County now allowed chimney relining and repairs as eligible for tax credits. She said the documented expense for installing a flue liner for the furnace, flue extensions and crowns were found eligible for 10% Montgomery County Tax credits for historic sites.

Commissioner Hartranft moved, seconded by Commissioner Rodgers, to approve tax credit application TXC00-0158A for chimney repairs and flue lining at 307 Great Falls Road and refer it to the Montgomery County Department of Finance.

VOTE: 3-0

*6/20/2000*  
*See Last Page*

**2.**

Planner Kebba said Mrs. Sonner was also requesting tax credit for chimney flue repairs and a liner. All work was found to be eligible for the 10% Montgomery County real estate tax credit.

**Commissioner Rodgers moved, seconded by Commissioner Hartranft, to approve tax credit application TXC00-0168 for chimney repairs and flue lining at 205 West Montgomery Avenue and refer it to the Montgomery County Department of Finance.**

**VOTE: 3-0**

### III. EVALUATION OF PARK STREET ELEMENTARY SCHOOL FOR HISTORIC, CULTURAL, OR ARCHITECTURAL SIGNIFICANCE

Chairman Moloney introduced the evaluation and staff stated that it had been advertised by U.S. first class mail, Internet agenda posting, and signage of the property. Staff explained the procedure and explained that this evaluation is solely to determine any historic, cultural, or architectural significance to the City of Rockville according to the criteria, which was distributed to all present. The HDC findings will be sent to the Mayor and Council, who must make a final determination on the historic designation and changes to the site.

Staff entered the site report compiled by Planner Cynthia Kebba into the record, and summarized it as follows: The Park Street School was constructed in 1934-35 as a Georgian-style, four-bay, two-and a half story building to serve as the only Rockville Elementary School. The architect was Howard Cutler and the builder was Bradley C. Karn. The school was doubled in size almost immediately and continued to have additions throughout the years it served as an elementary and junior high school. At one time it housed the only education museum in the county. It ceased use as an educational structure in 1977 and is currently used for County offices. It is the only Georgian style school building in Rockville, although several other more intact examples exist in the County. It was recently evaluated for National Register eligibility by State Highway Architectural Historian Kelly Steele, but was found not to be eligible due to the surrounding additions. Staff stated that this evaluation was to determine if the building had local significance to the City of Rockville, which is a lesser standard.

Staff introduced representatives for the property owner (Montgomery County Public Schools): Janice Turpin of the facilities division and James Song, and David Conley and Ferrell Goff of SHW Group Architects. Mr. Song said the decision had been made to use the current site for the new Richard Montgomery High School. Because the site is less than the standard 30-40 acres for a full program high school, the Park School site must be reincorporated into the plan if all the elements are to fit, and storm water management and forest conservation requirements are to be met. He noted that the high school was a blue ribbon school with an International Baccalaureate program and was over the 1450 student capacity at present by about 200 students and may reach 2000 students by 2004 with the new Falls Grove and King Farm developments.

Mr. Conley reviewed the existing Richard Montgomery High School site plan and the concept site plan for the new high school. The concept site plan included all of the necessary elements including tennis courts, football, softball, baseball, and practice fields, a track, 500 parking places in surface lot and

parking garage, and the approximately 300,000 square foot educational building with bus areas and drop off zones. He noted that after tree preservation and storm water areas were removed, the site had only 26 usable acres including the Park Street School area, which is about three acres. Park Street School is on a high point on the property and will be graded down and provide fill for the track area. The site plan at this point is only a concept and is subject to change, but it does show that all the necessary elements can be included on the Richard Montgomery-Park Street School site when the existing buildings are removed.

In response to questions from the HDC, Mr. Song and Mr. Conley said moving the old school or incorporating the Park Street structure had not been studied as part of the concept plan. They also replied that 500 parking spaces was the minimum that must be supplied, even with bus and metro facilities, as the school currently has 169 staff and 1,669 students, and sports and cultural events draw large crowds needing parking after school hours. Also, the community uses the school facilities, auditorium, and playing fields.

HDC Chairman Moloney asked if several smaller buildings could accomplish what the single large structure shown on the concept plan would. Mr. Song responded that it is far better to have one building because it solves the management, safety, security, and efficiency issues that several buildings could not and it makes site planning easier. He also said that incorporating the Park Street School into the site would be a challenge to the circulation of the site.

Amy Sutter, representing the Committee for Excellence at Richard Montgomery (CERM) submitted a written statement to the record supporting the use of 401 Fleet Street (Park School) into the new Richard Montgomery site. She stated that the site's history should be preserved in a meaningful way such as the previous school museum. She noted that only one other high school in the county (Bethesda-Chevy Chase) had a smaller site and the lack of fields reduced sports opportunities for both girls and boys. The escalating student enrollment and development in Rockville make the additional space necessary. She added that the idea of making the new school 4 stories instead of the proposed 3 stories in the concept plan only provided more parking but did not give them the additional athletic fields needed.

Jerome Loux, representing the Richard Montgomery Cluster, identified himself as a former Rockville Planning Commission member and stated that he had experience with historic properties in the area including the demolition of the historic WINX building. He stated that the first two phases of the Park Street School were worth salvaging if no additions had been made to them. He felt that the school (Lincoln High School) on Stonestreet Avenue is a better representative of the history of public schools in Rockville. He said that to take the existing Park Street facility and re-use it would be a mistake and that the school's roof is nearing the end of its lifespan. Montgomery County Public Schools does not have the money to salvage or move the building.

Eugene Thirolf and Tim Knobloch and also spoke for the Richard Montgomery Cluster. Mr. Thirolf submitted written testimony as well. He stated that the Georgian architecture which characterizes Park Street School is already preserved at Bethesda-Chevy Chase high School. He urged the HDC to support the decisions of the Montgomery County Board of Education, the Montgomery County Council and the County Executive regarding reconstructing Richard Montgomery High School at the present site and to maintain the educational and recreational tradition that the site has. He said that there were few choices available for accommodating all that is needed on the site and he was concerned that construction might be delayed on the project.

School Principal Mark Kelsch stated that transporting students off site for athletic events and practice made it extremely difficult to respond to emergencies and has already produced several problems. He also noted that the current building had over 30 entrances and exits and was extremely difficult to keep secure.

Sima Osdoby, Acting Executive Director of Peerless Rockville, said the school is historic without question, and is significant to the City of Rockville. She posed the issues as how to preserve the Georgian design building and history as well as providing the best educational facility.

Staff noted that much of the testimony focused on the needs of the school rather than the history and significance of the school to the City. Staff stated that the HDC had several options. First, if the HDC was satisfied that the site did not meet the criteria, it could be voted not eligible. If the HDC needed further information and wanted additional public input, it could leave the record open and render a decision at the July 18 meeting. Commissioner Hartranft requested more information on the architect, Howard Cutler. Chairman Moloney asked if a site visit could be arranged. Janice Turpin offered to coordinate such a visit.

Commissioner Rodgers moved, seconded by Commissioner Hartranft, to hold open the record on the evaluation of 401 Fleet Street, Park Street Elementary School, to July 1 to receive further information.

VOTE: 3-0

#### **IV. COURTESY REVIEW**

Tom Doyle, Owner, and Richard McCommons, FAIA of MSKM Architects  
101 North Adams Street  
Addition and exterior changes

Mr. McCommons presented a model of the proposed addition and changes to the houses at 101 North Adams, which Mr. Doyle said is family owned and used for engineering and legal offices. Mr. Doyle said the property consisted of a very small early (ca. 1800) Tidewater colonial style house and a number of later additions that had been haphazardly added. The property now has about five different floor levels and does not use the space efficiently. The proposed addition and exterior changes will produce a first and second floor and will enhance the older house and street corner.

Using the model and floor plans, Mr. McCommons explained that some additions would be removed and several would remain and extend to a larger addition to be added on the east (rear) façade. No trees would be removed, and the required ten parking spaces would be provided at the rear of the house. He noted that a driveway easement to the parking lot at 103 N. Adams was provided behind the present structure and would remain.

The HDC and staff had a number of comments and suggestions on the proposal. The roof plan and massing of the additions was complex and both commission and staff suggested it would be better if simplified to throw the focus on the original small structure. Mrs. Christensen stated that staff would prefer restoration of the old house to a more original condition and adding a larger compact structure on the rear that would meet the space requirements of the applicants. The applicants were invited to return at the next meeting.

#### **V COMMITTEE/ORGANIZATION REPORTS**

##### **A Peerless Rockville Historic Preservation**



Deferred. Acting Executive Director Osdoby passed out information and newsletters.

- B. Lincoln Park Historical Society  
Deferred

**VI. UPDATES:**

X Preservation Planner Christensen stated that she, Planner Kebba, and Planning Policy Advisor Lisa Rother had met with members of the Jerusalem/Mt. Pleasant Methodist Church Board of Trustees to discuss the church's needs and expansion plans and were making progress.

The City has been informed that the option for purchase and development of the rear portion of the property at 104 West Jefferson and South Van Buren has expired. Staff will approach the new owners and present alternatives, such as an easement, to allow the purchaser to realize some financial gain from the property without subdivision and development.

**VII. Adjourn:**

There being no further business to come before this meeting of the City of Rockville Historic District Commission, the meeting was adjourned at 10:38 PM.

Respectfully Submitted,  
Judith Christensen, HDC Staff Liaison

**B. TXC02-0213**

Applicant: Alexander and Jayne Greene  
Address: 11 Laird Street  
Request: Tax credit eligibility determination

Staff stated that Mr. and Mrs. Greene request tax credit eligibility for roof and front porch repairs and exterior painting. Staff reported that all items are eligible and receipts total \$4,665.00.

**MOTION:** Commissioner Broadhurst moved to recommend that application TXC02-0213 be forwarded to the Montgomery County Department of Finance for tax credit disposition, finding that the work meets the criteria for the Montgomery County tax credit.

Commissioner Hartranft seconded the motion.

**VOTE:** 4-0 (absent for vote: Powell)

**IV. ROUND TABLE DISCUSSION WITH JERUSALEM-MT. PLEASANT BOARD OF TRUSTEES**

Members of the Jerusalem Board of Trustees explained to the HDC and staff that the insurance holdback funds for Cordelia House will not be paid to the church unless the insurance company has evidence that the money is being spent on the building for demolition, restoration, or re-building. The insurance company's deadline for commencement of the work is September 2002.

Staff discussed the steps that need to be taken to get to that point. Planner Christensen showed a map of the Wood Lane and Beall Avenue rights-of-way. She explained that a plat is needed to show the right-of-way with the existing buildings and then a surveyor must be hired to survey the property and define the site in order to re-subdivide into a single parcel. Staff will research as much information as possible in house to help reduce survey costs. Ms. Christensen said that she would contact Phil Perrine, a local land planner that may be willing to do some pro bono work for the church. Craig Moloney, HDC commissioner and architect, agreed to provide some professional guidance as well. He will recuse himself from HDC reviews of the work when they occur.

The HDC explained the benefits of retaining and restoring Cordelia House versus demolishing it. Historic designation does not preclude any use or appropriate additions or modifications. It would be possible to renovate the building and include it as part of a larger construction project. Grants and tax credits will be available for restoring it and may cover much of the difference between the cost of demolishing it and restoring it. The front half of Cordelia House lies within the 25-foot setback. If the building were to be demolished, nothing else could be built in that space. Therefore, preserving the building actually adds available square footage for the church addition.

Planner Christensen explained that the budgets for historic preservation have been cut at the county and state levels, which makes it somewhat more difficult to obtain grants at the present time. However, she said that some grants would likely be available for this situation, specifically a grant (up to \$5,000) from Preservation Maryland for site planning and feasibility studies. Cordelia House was listed on the county's endangered sites list in 2000. Commissioner Powell stated that grants might also be available from the Maryland Humanities Council. She

also discussed three other churches in the county that have successfully retained their historic structures and built additions.

Commissioner Hartranft asked if planning fees might be eligible for tax credits and Planner Christensen responded that some development fees might be eligible. Commissioner Rodgers explained to the Board how tax credits work for non-profits and suggested that staff write a letter for the insurance company on behalf of the church explaining that the planning phase of the project is in progress.

The need to make the church handicapped accessible, reduce the safety hazard of the steep front steps by adding an elevator, and bring the building up to code were also discussed as important expansion goals. Reverend Blagmond said that she envisions expanding the sanctuary toward Beall Avenue off the back end of the existing church and somehow connecting it to the Cordelia House. The old church would continue to be used.

Commissioner Broadhurst said that once the limits of the site are defined by the survey, ideas could be generated to help the Church visualize their development options. He said the process may also prove the value of retaining the damaged building.

**V. DISCUSSION /UPDATES**

Minutes for the King Farm Task Force were included in the brief books. The task force continues to work on identifying compatible contributing reuse proposals for the buildings at the King Farm Park that would serve the community.

**VI. COMMITTEE/ ORGANIZATION REPORTS**

Lincoln Park Historical Society – Anita Neal Powell, President of the Lincoln Park Historical Society, reported that LPHS participated in four activities in February. Ms. Powell gave a talk at the Department of Health and Humans Services, entitled “A Taste of Black History” on February 20. The LPHS is celebrating its 25<sup>th</sup> anniversary this year, which will be celebrated on May 19. A Gospel Ride to Freedom bus tour was held February 23 and visited several of the City’s historic sites including the Beall-Dawson house, Jerusalem Church, the Crutchfield house, and Lincoln Park high School.

Peerless Rockville – No report.

**VII. ADJOURN**

The meeting was adjourned at 9:43 p.m.

Respectfully submitted,  
HDC staff liaisons  
Judy Christensen and Cindy Kebba

Dr. Halpern, the owner of the Rockville Academy at 103 South Adams Street, requested a courtesy review at the meeting to discuss replacement of the front steps to the building. Dr. Halpern said that he did not want to submit an application before getting advice from the HDC. He said that the front steps are approximately 8 feet wide and they warp over time because of the length of the boards. He has put in extra stringers but they are still uneven. The bottom step is twisted and cracked and is a particular safety hazard. The stairs are open and a thin layer of ice forms on the treads on winter mornings when the temperature hovers near freezing. The ice is not always noticeable and Dr. Halpern is concerned about his patients and other visitors slipping on the steps.

Dr. Halpern said that his objectives are to beautify the building, make access to it safer, and respect its historic elements. He said that a more substantial material, such as concrete, brick or stone would be more solid and would work better than wood boards.

Commissioner Broadhurst stated that stone or brick would be good choices since the building is brick and it has a stone foundation. He said that the landing should be the same material as the steps. He said that brick steps would look similar to what is there because the wood steps are now painted a brick red color to match the building. He suggested that attention should be given to the detailing of the brick and how it meets the structure. He said that the lattice sides could be replaced with a wall of brick, possibly with some relief detail to open it up. Commissioner Rodgers suggested that Dr. Halpern look at the steps at the Beall-Dawson house.

#### V. ONE YEAR EXTENSION REQUEST FOR CERTIFICATE OF APPROVAL

Staff received a letter dated March 28, 2002 from Jacob Lenihan requesting a second one-year time extension to complete construction of a garage at his residence at 309 Potomac Street (HDC99-0147). Mr. Lenihan has not changed the plans or materials for the garage. Staff recommended approval of this final one-year time extension.

**MOTION:** Commissioner Hartranft moved to approve a second one-year time extension for HDC99-0147, construction of a garage at 309 Potomac Street. Commissioner Broadhurst seconded the motion.

**VOTE:** 5-0

#### VI. DISCUSSION /UPDATES

✓ Jerusalem Church - The Trustees have agreed to keep and renovate the front of the parsonage. Staff submitted a \$5,000 grant request to Preservation Maryland for stabilizing the parsonage building.

Design Guidelines - Planner Christensen said that the HDC and staff will need to work with the cemetery board to create design guidelines for Rockville Cemetery. The guidelines will identify significant elements, including trees. The guidelines will be adopted by both the HDC and the Mayor and Council.

Stepping Stones - The MHT sent a letter outlining its recommendations regarding the windows and other exterior repairs at 1070 Copperstone Court to Tina McKendree, Executive Director of Stepping Stones Shelter, with copies to HDC staff and Alan Hepler. Copies of this letter were distributed to the HDC.

#### VI. COMMITTEE/ ORGANIZATION REPORTS

APRIL 16, 2002



City of Rockville  
111 Maryland Avenue  
Rockville, Maryland  
20850-2364  
www.ci.rockville.md.us

Community Planning and  
Development Services  
240-314-8200  
TTY 240-314-8187  
FAX 240-314-8210

Inspection Services  
240-314-8240

Planning and Zoning Division  
240-314-8230

Landlord Tenant  
240-314-8219

October 29, 2002

Mrs. Deborah Betten, AIC  
Claims Department  
The Hartford Mutual Insurance Companies  
200 North Main Street  
Belair, Maryland 21014-3544

Dear Mrs. Betten

In reference to claim # 126637, the Historic Preservation Office of the City of Rockville has been working with Jerusalem Mt. Pleasant United Methodist Church in its effort to complete the work necessary for the church's insurance claim holdback.

The contiguous parcels that the church owns on Wood Lane and Beall Avenue are to be rezoned through adoption of the City's Master Plan in the next few months. A comprehensive map amendment then will be filed for rezoning which takes four to six months. During this time plans for the new construction can be reviewed by the City's Development Review Committee and issues such as storm water management and parking can be addressed. The Historic District Commission will look at preliminary plans for the design and materials through a courtesy review, to be followed by a more thorough review when detailed plans are available.

At present, the church has a land survey and a land appraisal in progress and is in the process of selecting a builder. Groundbreaking is anticipated in 2003.

The City of Rockville is working with the church to expedite the planning and development process and achieve the church's goals. Please call me at 240-314-8233 if you have any questions.

Sincerely,

Cynthia N. Kebba  
Planner II

cc: Art Chambers, Director of Community Planning and Development Services  
Robert Spalding, Chief of Planning  
Rosetta Jackson  
Historic District Commission

MAYOR  
Larry Cianno

COUNCIL  
Robert E. Dorsey  
John F. Hall, Jr.  
Susan R. Hoffmann  
Anne M. Robbins

CITY MANAGER  
W. Mark Potts

CITY CLERK  
Claire F. Pankhouser

CITY ATTORNEY  
Paul T. Glasgow



**City of Rockville  
Historic District Commission  
Policy on Demolition Requests**

The City of Rockville has incorporated Sections 8.01 through 8.15 of Article 66B of the Code of Maryland to regulate the historic preservation program, the historic district commission, and historic districts. Demolition is specifically addressed in Section 8.09 and 8.10.

In addition, the Environmental Guidelines for the City of Rockville addresses demolition when development or redevelopment proposes removal or modification of historic structures or potentially historic sites. A site is considered eligible for historic review if it is 50 years or older, is listed in the 1987 Rockville Historic Buildings Catalog and possesses archeological, architectural, cultural or historic qualities that render it significant to the City of Rockville.

**A. PROPOSED DEMOLITION OF CONTRIBUTING HISTORIC DISTRICT STRUCTURES**

**ARTICLE 66B of the Code of Maryland  
Section 8.09.**

(a) If an application is submitted for construction, reconstruction or alteration affecting a site or the exterior of a structure or for the moving or demolition of a structure, the preservation of which the commission considers to be of unusual importance to the county or municipal corporation or unusual importance to the entire State or nation, the commission shall attempt with the owner of the structure to formulate an economically feasible plan for the preservation of the site or structure. Unless in these circumstances the commission is satisfied that the proposed construction, alteration, or reconstruction will not materially impair the historic, archaeological, or architectural significance of the site or structure, the commission shall reject the application, filing a copy of its rejection with the building inspector by whatever name known of the county or municipal corporation.

(b) If an application is submitted for construction, reconstruction, or alteration, or for the moving or demolition of a site or structure that the commission considers to be of unusual importance and no economically feasible plan can be formulated, the commission shall have ninety days from the time it concludes that no economically feasible plan can be formulated to negotiate with the owner and other parties in an effort to find a means of preserving the site or structure.

**Section 8.10**

In the case of a site or structure considered to be valuable for its historic, archaeological or architectural significance, the commission may approve the proposed construction, reconstruction, alteration, moving, or demolition despite the fact the changes come within the provisions of Section 8.09 of this subtitle if:

- (1) the site or structure is a deterrent to a major improvement program which will be of substantial benefit to the county or municipal corporation;

- (2) retention of the site or structure would cause undue financial hardship to the owner; or
- (3) the retention of the site or structure would not be to the best interests of a majority of persons in the community.”

Item number 1, "a major improvement program which will be of substantial benefit to the county or municipal corporation" is generally interpreted to be public facilities such as roads, bridges, schools, and so forth. Financial proof of the ability to complete the replacement project should be required. Demolition of a structurally sound or repairable historically designated building shall not be issued until replacement plans are approved by the commission and other reviewing agencies.

Item number 2, "undue financial hardship" criteria were established by the United States Supreme Court decision in *Penn Central Transportation Co. v. New York*. This decision is still considered to be the legal standard when considering if retention of a building is in effect, a "taking" by the local government. In general, it is proper for the HDC to consider whether a structure can be put to a reasonable beneficial use if an application for demolition is denied. It is also proper for the HDC to consider whether a reasonable return can be attained in the use of an income producing building if an application for demolition is denied. Failure to attain maximum potential profit or use is not considered to be either a "taking" or a "hardship."

Item number 3 – Retention would not be in the best interests of a majority of persons in the community. Does the structure pose an “imminent threat” to health or safety of the public and is therefore qualified for demolition? The definition of “imminent threat” is not given and is a prerequisite to using this as a finding for demolition. A lack of maintenance that produces unsafe conditions, which can be remedied, should not be considered an “imminent threat.”

### **INFORMATION TO BE SUBMITTED FOR A REQUEST FOR DEMOLITION**

Demolition should be determined on the following information, which must be submitted before the application is considered.

- (1) Form of ownership of the property.
- (2) A report from a licensed engineer in the State of Maryland as to the structural soundness of the structure and its adaptability for rehabilitation. Any dangerous conditions should be identified. (If the building is structurally unsound and not repairable, then it is not reusable and the issue is moot.)
- (3) Cost of the proposed demolition or removal and an estimate of any additional costs that would be incurred to comply with recommendations of the commission for changes necessary for the issuance of a Certificate of Approval for the demolition.
- (4) Fair market value of the property to be presented through an appraisal by a qualified professional expert. All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.

(5) An itemized breakdown from a professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

(6) Amount paid for the property, the date of purchase, and the party from who purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any items of financing between the seller and buyer. (Include the settlement sheet.) Remaining balance on any mortgage or other financing secured by property and annual debt service, if any, for the previous two years.

(7) If the property is income-producing, the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the past two years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

(8) Price asked and offers received, if any, within the previous two years. Most recent assessed value of the property and real estate taxes.

(9) The commission may request other information specific to the project.

Should the applicant for demolition of a contributing structure satisfy the commission that substantial hardship would be suffered if a demolition permit is not granted and the demolition of the structure in question is without substantial detriment to the public welfare, a Certificate of Approval shall be issued. If the applicant fails to demonstrate substantial hardship, the commission shall deny the application and set forth its reasons for doing so in writing.

In cases involving proposed new construction, the new design shall not be considered until a determination has been made by the commission regarding hardship. Unless conditions that imminently threaten health or safety exist in the structure, a Certificate of Approval for the demolition shall not be issued until replacement plans are approved by the commission and other reviewing agencies. Financial proof of the ability to complete the replacement project, including but not limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution should be submitted.

All plans for new construction will be evaluated for their compatibility with architectural style, general design, arrangement, texture, material and color of the exterior architectural features of other structures in the immediate neighborhood. Both concept and final plans should be submitted.

If the application for demolition is denied, the applicant may not submit the same or substantially the same application for a period of one year.

Any appeal of a Historic District Commission decision is filed with the circuit court.

## **B. PROPOSED DEMOLITION OF STRUCTURES THAT MAY BE ELIGIBLE FOR HISTORIC DESIGNATION**

### **ALL STRUCTURES 50 YEARS OLD OR OLDER MUST BE REVIEWED**

Section L of the guidelines requires that "all cultural, historic, and archeological resources found on the site or identified on the City's cultural resource inventory, as updated, must be identified on the Natural Resources Inventory (NRI) map. The sites of historical and cultural resources, as designated by the Maryland Historical Trust (MHT), the City's Historic District Commission (HDC), and Cultural Arts Commission must be documented." It continues, "As a general guide, any structure older than 50 years of age or possessing architectural significance, or a site associated with a person or event of importance to local, state, or national history or development, should be examined to determine significance."<sup>1</sup>

### **HDC REVIEW AND RECOMMENDATION MAY BE REQUIRED**

The "Guidelines for Development" section states that any existing or potential historical, cultural or archaeological resources identified in a pre-submission meeting with staff shall be referred to the Historic District Commission (HDC) and the Maryland Historical Trust, if necessary, for a recommendation of significance to the City. If the HDC does not find the property to possess significance to the City, the review process is completed and demolition may proceed with the proper City permits.

### **THE MAYOR AND COUNCIL DETERMINES HISTORIC DISTRICT STATUS**

If the property is found to possess significance to the City, it is referred to the Mayor and Council, which holds a public hearing and makes the final determination.<sup>2</sup>

If the property is not designated and rezoned as a historic district at the conclusion of the process, demolition may proceed.

If the property is found significant and designated and rezoned by the Mayor and Council, the procedures in Article 66 B of the Code of Maryland, Sections 8.09 and 8.10 that were discussed previously in Section A. of this document must be followed.

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<sup>1</sup> "Environmental Guidelines For the Protection and Enhancement of the City's Natural Resources"; City of Rockville, July 1999. Pages 24 and 25.

<sup>2</sup> Ibid, p. 40.

HISTORIC DISTRICT  
APPLICATION FOR CERTIFICATE OF APPROVAL

THIS APPLICATION MUST BE TYPEWRITTEN OR PRINTED AND SUBMITTED TO THE PLANNING DIVISION FOR FILING. ALL ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

JERUSALEM-MT. PLEASANT U.M.  
CHURCH

@ M. OSGOOD

Applicant, Owner, Authorized Agent  
21 WOOD LANE

DO NOT WRITE IN THIS SPACE

Application No. HDC96-0087

Filing Date: JUNE 6, 1996

Decision Date JUNE 18, 1996

45 Day Review Date JULY 21, 1996

@ 200 FOREST AVE

Address

@ 301 424 5687

Telephone Number

BOARD OF TRUSTEES

Owner of Record (if not Applicant)

2 WOOD LANE

Address

MINISTER - REV. HATTIE JACKSON

774-4762

Telephone Number

PLEASE CHECK WHERE APPLICABLE:

     Applied for a Sign Permit

  X   Applied for a Building Permit

ADDITIONAL REVIEW AND COMMENT NEEDED

     Inspection Services

     Parks and Recreation

     City Forester

     Public Works

LOCATION OF PROPERTY: Address 21 WOOD LANE ROCKVILLE

Legal Description \_\_\_\_\_

TYPE OF WORK: (CHECK)

     FENCE

     SIDING/TRIM

     SIGNAGE

     PARKING LOT

     LANDSCAPING

     WINDOWS/DOORS/SHUTTERS

     ADDITION

     ROOFING

     ACCESSORY BLDG.

     MISCELLANEOUS

  X   NEW CONSTRUCTION

     DEMOLITION

     RELOCATION

     RESTORATION

     UTILITIES

(meters, cables, etc.)

     EXACT DUPLICATE - exact same design and materials

     ORDINARY MAINTENANCE - repaint, repair, no change in design or materials

DESCRIPTION OF PROPOSED WORK: HANDICAP / ACCESS RAMP FROM  
GRADE TO SANCTUARY LEVEL

ACCEPTANCE OF APPLICATION: The material listed on the reverse side is required to constitute a complete application. Applications will be formally accepted for processing only after staff has reviewed for completeness. Incomplete applications will not be accepted. Applicants will be contacted if additional information is needed.

FILING DATE OF APPLICATION: The complete application must be filed no later than ten working days prior to the regularly scheduled meeting of the Historic District Commission. The Historic District Commission meets the third Tuesday of every month at 7 p.m., in the Boards and Commissions Room at City Hall. Agendas are posted the Friday prior to the meeting. Copies of the agenda and staff report will be sent to all applicants prior to the meeting.

I hereby understand exact duplicate replacement, have read, understand, and agree to the material presented on both sides of this form.

OVER

THE FOLLOWING INFORMATION IS REQUIRED AS PART OF THIS APPLICATION FOR CERTIFICATE OF APPROVAL.

**SITE PLAN (12 copies) showing:**

- X A. Lot dimensions.
- B. Building location with dimensions of lot and of existing and proposed buildings.
- C. Dimensions and location of drives, walks, fences, porches, patios, accessory buildings, planting areas, freestanding signs (if any) etc., existing, and proposed.
- D. North arrows, date, and scale of plan.
- E. Landscaping plan indicating placement, number, types, species, height/spread at installation and at maturity - spacing of all planting must be shown.

**2. ARCHITECTURAL DRAWINGS (12 copies): floor plans, elevations, and sections (if needed) with north arrow, date, scale, and dimensions indicated north, south, east, and west labeled views as necessary showing:**

- A. Number of stories and building height.
- B. Siding dimensions.
- C. Window dimensions and details.
- D. Door dimensions and details.
- X E. Railing dimensions and details.
- F. Exterior stairs.
- G. Trim and architectural details.
- H. Chimney details.
- I. Location and maximum area of all signs in accordance with Sign Requirements (Article 3, Division 6 of the Zoning and Planning Ordinance).

**X 3. Photographs of area affected - all views**

**4. A brochure with specifications or a sample of the composition, color, and texture of materials to be used, including:**

- A. Roof material
- B. Siding.
- C. Windows.
- D. Doors.
- E. Gutters.
- F. Drives.
- X G. Walks.
- H. Flooring.
- I. Patios.
- J. Railing.
- X K. Fences.
- L. Signs.

THE ROCKVILLE HISTORIC DISTRICT COMMISSION MEETS THE THIRD TUESDAY OF EVERY MONTH AT 7 P.M., IN THE BOARDS AND COMMISSIONS ROOM AT CITY HALL. AGENDAS ARE POSTED THE FRIDAY PRIOR TO THE MEETINGS. ALL APPLICANTS AND INTERESTED PARTIES ARE URGED TO ATTEND.





City of Rockville  
111 Maryland Avenue  
Rockville, Maryland  
20850-2364

Community Development  
(301) 309-3200  
TDD (301) 309-3187  
FAX (301) 762-7153

Economic Development  
(301) 309-3240

Inspection Services  
(301) 309-3250

Planning Division  
(301) 309-3200

June 6, 1996

Dear Owner/Occupant

Re: Historic District Application for Certificate of Approval  
HDC96-0087, Jerusalem Mt. Pleasant U.M. Church

The City of Rockville's Department of Community Development wishes to notify your association of the above referenced application which was filed for a handicapped access ramp at the Jerusalem Mt. Pleasant U.M. Church, located at 21 Wood Lane.

The Historic District Commission will review Historic District Application HDC96-0087 at its regular meeting of June 18, 1996, at 7:00 p.m., in the Boards and Commissions Room, Rockville City Hall. You can contact the Planning Division at (301) 309-3249 prior to that meeting if you wish to obtain additional information regarding the subject application.

Sincerely,

*Regine Charb. Bowser*

Marie-Regine Charles-Bowser  
Planner II

MRCB/dep

DOC:NOTLET

MAYOR  
Rene G. Kratoch

COUNCIL  
Robert E. Dorsey  
Glennan J. Harrison  
James T. Marrison  
Robert J. Wright

CITY MANAGER  
Rick W. Kuchka

CITY CLERK  
Paula S. Jewell

CITY ATTORNEY  
Paul T. O'Leary

*F. Scott Fitzgerald Memorial*  
1996 1996

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**APPLICATION NO:** HDC96-0087

**MEETING NO:** 6-96

**DATE:** 6-14-96

**APPLICANT:** Jerusalem Mount Pleasant United  
Methodist Church  
21 Wood Lane  
Rockville, Maryland 20850

**DATE FILED:** June 6, 1996

**DESCRIPTION OF PROPERTY:**

**Address:** 21 Wood Lane

**Zone:** 0-2

**Present Use:** Church

**Proposed Use:** Church

**Age of Structure:** Circa 1857-1858

**Comments:** See Attachments

**PREVIOUS RELATED ACTION AT THIS ADDRESS:** None

**REQUEST:** The Applicant requests approval to construct a handicap access ramp from grade level to sanctuary level.

**STAFF COMMENTS:**

**Historic archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.**

The Methodist Episcopal church has been identified with this location on Wood Lane since 1835. The land to the east and northeast of the church was owned by the Martin family since 1831. Since then, the church has endured financial struggles, the Civil War and resulting crises and a tornado. Evidence points to 1857-1858 as the period of time that construction of the brick church on Wood Lane began.

In 1861-1863, many of the Rockville membership did not worship at the Wood Lane site, instead they met in private homes until 1868-1869 when they purchased land for construction of a new church on Commerce Lane and a new parsonage directly behind it on Jefferson Street.

Even after the war, the bitterness remained, and for years, lawsuits were waged all over the State (and in Rockville) to determine ownership of old church properties.

In 1892, the Jerusalem United Methodist Church formally incorporated and began to meet the needs of its membership by enlarging the old church.

The original brick structure was disassembled, but the bricks were carefully cleaned and used again in the new building. In 1893, the new church, erected partially on old church foundations, was formally dedicated.

In 1954, over 13,000 worth of improvements were made to the church: the brick was covered with white stucco and the belfry was removed from the square tower just above the tower windows. During the enlargement of the front stairs, an 1858 cornerstone was located.

In 1974, the church was included within Rockville's Historic District in recognition of the church's role in the cultural, sociological and architectural history of Rockville.

2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

The proposed handicap ramp located partially at the front and east elevations of the church is in sharp contrast to the scale of the existing structure and out of context in the surrounding area.

The applicant has proposed two options for design and materials of the ramp. Option 1 - with the metal railings and wood decking begins to address the issue of compatibility to the existing structure by designing the railing to complement the existing architectural details. Option 2 - entirely of wood construction is less compatible with the existing church building.

The ramp creates a major impact, both at the front and side elevations. Currently, there is no handicap access to the sanctuary while the church membership includes a number of senior members.

The ramp's massing interrupts the front elevation and overwhelms the side elevation.

3 The general compatibility of the exterior design arrangement, texture, and materials proposed to be used

The overall design of the proposed ramp impacts the existing structure in a negative fashion.

The use of the proposed materials which include wood, a concrete block screen, parged and painted to fill under the ramp and steps to resemble the church walls enhances the proposed design, to a certain degree, although the overall mass of the ramp detracts from the design of the existing church.

The ramp rises to a total height of 7'-0".

4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.

- Option 1 - The wood access ramp with metal railings is a design that is more compatible with the details of the existing structure;
- The front elevation with the proposed handicap ramp and railing requires further design to produce a well designed front elevation that incorporates the ramp and the railing.

STAFF RECOMMENDATION:

Staff recommends approval of the construction of the handicap access ramp located partially at the front elevation and east elevation of Jerusalem United Methodist Church.

Approval is subject to the following conditions:

1. That all permits as required be obtained from the Division of Inspection Services;
2. That all permits as required be obtained from the Department of Public Works;
3. That the applicant provide dimensions for the exact height of the proposed ramp including the proposed railing;
4. That specifications of the proposed railing be provided to the Historic District Commission for approval; and,

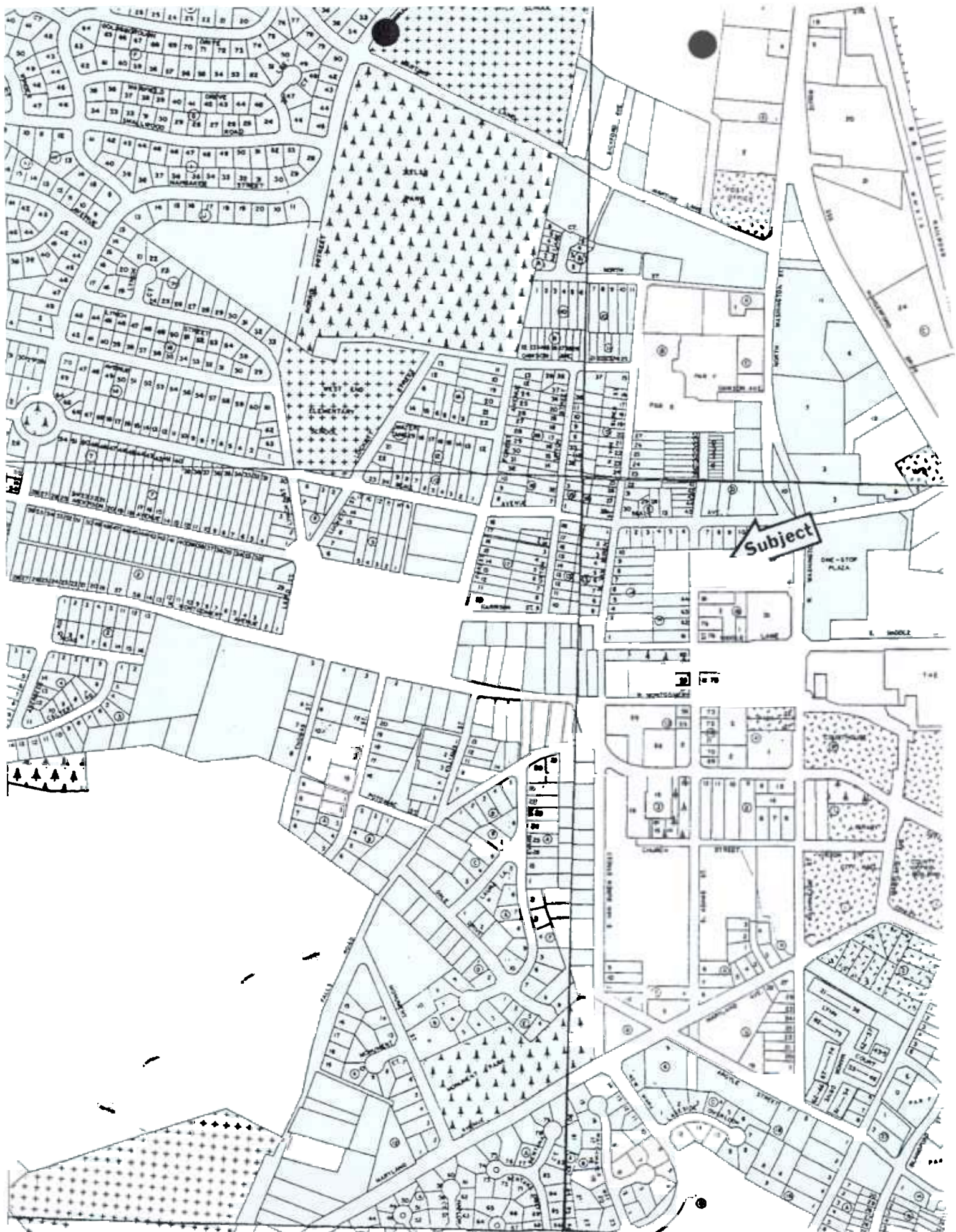
Staff Report HDC96-0087  
June 14, 1996

~~-4-~~

5. That the front elevations be redesigned to incorporate the proposed ramp and railing as enhancements to the existing building and submitted to the Historic District Commission for approval.

RCB:tt  
Attachments







**Information Summary**  
**Case #: HDC96-00087**

3/11/2004  
9:29:51AM

Activity	Description	Activity			Disp	Hold Level	Updated	
		Date 1	Date 2	Date 3			By	Date
HDCA080	Letter to civic associations			6/6/1996	DONE	None	PT	4/18/2003
HDCB080	Staff report prepared			6/14/1996	DONE	None	PT	4/18/2003
HDCA010	Date application filed			6/6/1996	DONE	None	PT	4/18/2003
HDCA010	Applic. rec'd in Planning Div.			6/6/1996	DONE	None	PT	4/18/2003
HDCA070	Prepare file			6/6/1996		None	DEP	6/6/1996
HDCB160	HDC meeting			6/18/1996	DONE	None	DEP	7/17/1997
HDCC170	HDC action - approved			6/18/1996	DONE	None	DEP	7/17/1997

Fee Type	Description	Fees		Revenue Account No.	Create Date	Created By	Amt. Due
		Trans Code					

Role Type	Name Address	Case People Listing		Hold	Primary
		Company Name			
APL	JERUSALEM MT. PLEASANT CHURCH C/O MAGGIE OSGOOD ROCKVILLE,, MD 20850			None	Y